

APPLICATION NUMBER: 24/00577/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00577/LBC

CASE OFFICER

Sam Yuen

DETERMINATION DATE 06.09.2024 EXT OF TIME 20.09.2024

Address: Glenmore, Alkrington Hall Road, North Middleton, Rochdale, M24 1WG

Proposal: Alterations to fenestration along the rear elevation, including the blocking up of existing windows and the installation of bi-fold doors.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: 20/09/2024

DATE: RK

SITE

The application relates to Glenmore, a two-storey mid-20th century end terrace dwelling of redbrick construction in Middleton. It is adjoined to nos. 1-2 Home Farm to the north-east, which together with the host dwelling forms part of 'Home Farm Dairy', a Grade-II listed building. With reference to its listing, much of the heritage value of the building derives from the adjoining Home Farm, and Glenmore is specifically referred to as being of no special interest.

PROPOSAL

Listed building consent is sought for alterations to the south-east facing ground floor elevations, including the installation of bi-fold doors following the removal of the bay windows and the bricking up of the existing side elevation openings.

The proposals would be constructed from materials matching the host dwelling.

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) 1990

"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

Policy JP-P2 Heritage

Adopted Rochdale Core Strategy (CS):

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P2 Protecting and Enhancing Character, Landscape and Heritage
P3 Improving Design of New Development

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016)

RELEVANT SITE HISTORY

24/00576/FUL - Retrospective application for the construction of a new outbuilding following the demolition of the existing garage and a new storage shed – To be determined at the time of writing

CONSULTATION RESPONSES

Conservation and Design

Glenmore is listed, but specifically referred to as being of no special interest. Given this, it is considered that the changes to fenestration on the rear elevation have not affected its special interest. Subject to conditions requiring brick to match and doors as per details, it is considered that this element of the proposal would have a neutral impact on the significance of the heritage asset.

Joint Committee of National Amenity Societies

No comments received at the time of writing.

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties and a site notice was posted within the vicinity of the host property. No comments were received.

ANALYSIS

The proposal seeks consent for alterations to the side elevation ground floor fenestration. Whilst Glenmore is included within the listing for Home Farm Dairy, the host dwelling is specifically referred to as being of no special interest. With this in mind, it is considered the proposed works would not affect the special interest of the dwelling.

The proposed plans indicate brickwork and powder-coated aluminium doors to match the existing dwelling. In line with the Conservation Officer's comments, a condition requiring matching materials has been recommended.

Subject to the condition requiring matching materials, it is considered the proposed alterations would have a neutral impact on the significance of the designated heritage asset.

RECOMMENDATION

Grant subject to the following conditions:

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This consent relates to the following plans and documents:

- Location Plan – Drawing No. 860-06A received 12/07/2024
- Existing and Proposed Side Elevation and Part Ground Floor Plan – Drawing No. 860-07 received 12/07/2024

and the works shall be carried out in complete accordance with these plans and documents hereby approved.

Reason: For the avoidance of doubt and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. The materials used in the construction of the exterior of the development hereby permitted, including the use of brickwork and powder coated aluminium doors, shall match those used in the construction of the exterior of the existing building, Glenmore, in colour, form, type, size and texture.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Report Author Sam Yuen