

APPLICATION NUMBER: 23/00894/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/00894/LBC

CASE OFFICER

Sam Yuen

DETERMINATION DATE 03.04.2024 EXT OF TIME 26.02.2025

Address: 1 Moorgate East Farm, Burnedge, Rochdale, OL16 4QL

Proposal: Erection of a single story rear extension/self-contained dwelling with glass link to existing house

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
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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: RK

DATE: 26/02/2025

SITE

The application relates to no. 1 Moorgate East Farm, a Grade-II listed two-storey converted farmhouse circa late 17th century, located amidst extensive open farm land, south-east of Burnedge. Originally three houses, it is now occupied as a single dwellinghouse. The dwelling is adjacent to Moorgate East Farm to the north-east and no. 4 Moorgate East Farm, a residential dwelling to the west, and faces the highway to the south-east. Access to the site is via an unadopted access road off Broad Lane. The property is sited on an elevated position with open aspect views over the M62 and Central Rochdale.

PROPOSAL

Listed building consent is sought for the erection of a single-storey annexe to the rear curtilage of the property. The annexe is characterised by a dual-pitched roof form and is connected by a glazed link which joins an existing lean-to projection. As amended, it covers a 10.9m by 6m footprint and has a ridge height of 4.71m and a height to eaves of 2.61m.

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

The application was submitted in conjunction with 23/00893/HOUS.

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-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

RELEVANT SITE HISTORY

23/00893/HOUS - Erection of a single story rear extension/self-contained dwelling with glass link to existing house – To be determined at the time of writing

21/00016/HOUS - Conversion of two dwellings into single dwelling, with associated external alterations including installation of stone insert and windows; removal and replacement of doors; removal of chimney stack and raised patio area; and demolition of outbuilding - Grant subject to conditions

21/00017/LBC - Conversion of two dwellings into single dwelling with associated internal and external alterations including installation of stone insert and windows; removal and replacement of doors; removal of chimney stack and raised patio area; internal partitions and formation of new openings - Grant subject to conditions

06/D47546 - Alterations To Listed Building To Form Dwelling – Withdrawn

06/D47545 - Change Of Use And Conversion Of Barn And Cattery Buildings To Form One Dwelling

CONSULTATION RESPONSES

Conservation and Design

The proposed structure would be sizeable and visible in views on the approach along Broad Lane from the southwest. Given its size and dimensions it would not read as a subservient addition to the host dwelling.

The roof pitch appears overly shallow in comparison to that of the host property. The fenestration on the outbuilding appears to neither look to replicate the fenestration on the host property or take a clearly contemporary approach. As a result the design rationale for the proposal is unclear and it fails to be of the high quality design, expected in the setting of a listed building.

The proportions of the glazed link distorts the proportions of the extended property and increases the spread of development into the garden. The glazed link is showing as having a flat roof though it is not clear how this would work in practice; further details are required.

As a result of its design, proportions and siting, the new outbuilding would read as a bulky and discordant addition, which would detract from the architectural interest of the listed building. It would result in less than substantial harm to the significance of this designated heritage asset.

The extension would replace a number of existing outbuildings. The existing red brick building was shown to be demolished on the approved plans for the previous implemented consent. Two of the sheds are understood to be recent additions and do not appear to benefit from planning permission. The sauna building and decking also do not appear to benefit from planning permission and their date of construction is not known, as such the weight given to its removal as a heritage benefit is not known. For the reasons above, the weight that should be given to the removal of these structures in terms of heritage benefits is limited.

The supporting statement also notes that the existing well will be restored and made into a feature of the development. The restoration of this feature and the removal of unsympathetic later additions could be a heritage benefit, but to attribute any weight to this, further details are required. In any case, the repair works to the well would be unlikely to provide sufficient public benefits as to outweigh the harm to the significance of the listed building.

As a starting point, it is advised that the status of the existing outbuildings be established. If the principle of an outbuilding is accepted, it would need to be substantially reduced in size. The design needs to be developed further, so that it complements that of the host property. Either a contemporary or traditional approach could be taken but it is important that it reads as a clearly distinctive phase of development to the historic farmhouse.

The fenestration should be revised and there are opportunities to add areas of feature glazing. The roof form should be amended, and the pitch increased if a dual pitch roof is proposed. The glazed link should be reduced in size and scale, so that the outbuilding is brought closer to the dwelling. If this results in the well being incorporated into the outbuilding, then glazing could potentially be used to make it visible from the exterior.

High quality natural materials should be used throughout. Windows should be timber or aluminium (if a contemporary approach is taken) and rainwater goods should be cast metal.

UPDATE

The reduction in size is welcomed and has addressed some of the concerns. However, concerns remain about the design of the outbuilding. Currently it is not bespoke to its setting and reads as a typical domestic garage/outbuilding, due to its lack of detailing and features, which could be found anywhere within the borough. As it stands the proposal would result in less than substantial harm. The Officer is not convinced that this harm has been adequately justified or mitigated, nor do there appear to be any public benefits to outweigh this harm.

Due to the sensitivity of the site and its significance as a listed building, a successful proposal needs to be context driven, of a high quality design and make reference to the listed building, regardless of whether a contemporary or traditional approach is taken.

Given the nature of the concerns, a rethink of the design approach is required. It would benefit from going through the pre-application advice procedure, so that the design issues can be thoroughly addressed. Specialist conservation advice should be sought as part of any design work.

UPDATE

The Conservation Officer has not provided a formal response in light of the latest amended plans. Notwithstanding, the assessment of the proposal as amended is provided in the report below.

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.

AMENDMENTS

Following extensive design discussions with the applicant, amendments were made to the proposal as follows:

- ☐ The reduction in depth of the proposed annexe and glazed link by 2.82m and 3.85m respectively;
- ☐ The increase in roof pitch of the annexe; and
- ☐ Alterations in the proposed fenestration including the addition of mullioned windows.

ANALYSIS

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 states, *“in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority [...] 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.”*

Policy JP-P2 of the adopted Places for Everyone and Policy P2 of the adopted Rochdale Core Strategy strives to *“protect the borough’s heritage by... conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.”*

Paragraph 212 of the NPPF states, *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Paragraph 213 states *“any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”*

Paragraph 215 states, *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

No. 1 Moorgate East Farm is designated as a Grade-II listed building due to its architectural value, which depicts the local vernacular, and its historical interest due to its origins as a 17th century building. The official listing has highlighted notable features such as multiple door lintels and the use of chamfered mullion windows.

Following concerns raised by the Council’s Conservation Officer, extensive design discussions were had with the applicant, with amendments made to reduce the projection and overall scale of the annexe to a size which would read as a subservient addition to the host dwelling. The glazed link has also been scaled down and would appear more proportionate with the adjoining built forms.

The amended scheme has also increased the roof pitch of the annexe and included mullioned windows to reflect the built form and architectural features of the farmhouse and would respond positively to the character of the host dwelling.

It is noted the initial proposal sought to incorporate an existing well into the glazed link structure. The proposed annexe as amended has been reduced in scale, with the well now sited within its footprint. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that buildings or structures pre-dating 1948 and within the curtilage of the listed building would form part of the listed building. Considering the proximity and spatial relationship of the well with the host dwelling, it would form part of the listed building subject to heritage considerations. The applicant has confirmed the well would be retained under the proposed annexe. To ensure the historic fabric of the listed building is protected, a condition requiring details relating to the retention of the well has been recommended.

Subject to conditions requiring details of materials, doors, windows and rainwater goods, the proposed annexe would result in neutral impact to the significance of the host dwelling as a listed building. The design of the proposal would therefore be acceptable in accordance with Policy P2 of the adopted Core Strategy, Policy JP-P2 of the adopted PfE and the NPPF.

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

1. The works must be begun not later than 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. The consent relates to the following plans:

- ☐ Location Plan – Drawing no. CM336 PL 02c. received 11/02/2025
- ☐ Existing Site Plan – Drawing no. CM336 PL 03b. received 14/01/2024
- ☐ Proposed Site Plan – Drawing no. CM336 PL 04c. received 11/02/2025
- ☐ Existing and Proposed Site Plan – Drawing no. CM336 PL 05b. received 11/02/2025
- ☐ Existing Floor Plans and Elevations – Drawing no. CM336 EX 01b. received 14/01/2024
- ☐ Proposed Floor Plan and Elevations – Drawing no. CM336 PL 01j. received 10/01/2025
- ☐ Proposed Drainage Layout – Drawing no. CM336 PL 06a received 11/02/2025

and the works shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt, and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include the type, colour and texture of the materials and, where stonework is proposed, a one metre square freestanding panel of stonework showing the type of natural stone, coursing, jointing and mortar mix and finish. The works shall be carried out in accordance with the approved details.

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.

4. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials of the proposed doors, windows, soffits, eaves, verges and ridge have been submitted to and approved in writing by the Local Planning Authority. Such details shall include detailed elevation and cross-section drawings at a scale of no less than 1:50, and the type, colour and texture of the materials. For the avoidance of doubt, the windows shall be of timber or aluminium construction. The works shall be carried out in accordance with the approved details.

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.

5. Notwithstanding any details hereby approved, no above ground works shall take place until full details of all rainwater goods including materials, method of support, design and surface finish have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the rainwater goods shall be of metal construction. Works shall be carried out in accordance with the approved scheme and retained as such thereafter.

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.

6. The rooflights hereby approved shall be of a conservation style set flush to the roof slope.

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.

7. No works to the proposed glazed link shall take place until large scale construction details of the proposed glazed link, at a scale of no less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The glazed link shall be installed in accordance with the approved details and retained thereafter.

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.

8. No works to the proposed single-storey rear extension hereby approved shall take place until such time as a detailed scheme to ensure the long-term retention of the well has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:
 1. Cross-section drawings of the foundation and floor slab build up; and
 2. Details of any repairs necessary.

The works shall be carried out in accordance with the duly approved details thereafter.

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.

