APPLICATION NUMBER: 21/00399/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00399/LBC	Rachel Carney	2 November 2021

Address: Spotland Bridge Mill, Mellor Street Rochdale OL11 5BU

Proposal: Internal alterations to first floor comprising of formation of offices, meeting rooms and kitchen area with stud partition walls and suspended ceiling and alterations to access, circulation area and toilets

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?	y	**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

CONDITIONS	**Pre-commencement conditions proposed?**	n
	Pre-commencement conditions agreed (or notification period expired)?	n

RECOMMENDATION	**GRANT**

CHECKED AND SIGNED OFF BY: AT **DATE: 04.11.2021**

SITE

Spotland Bridge New Mill is a Grade II listed mill complex located in the Spotland Bridge Conservation Area. The mill complex includes the original west mill, a chimney, engine house, boiler house and residential house for the mill owner.

The listing description for the building (ref: 335/6/10017) reads;

Cotton spinning mill, now industrial centre. c1833, early C20 extension. Built for the firm of Joseph Butterworth and Co. Ltd. EXTERIOR: original mill of five storeys and attic, thirteen bays. Red/brown brick, slate roof, gable copings. Square fireproof external stair attached to N end, privy tower and fire escape doors (same size as windows) with cast-iron railed platforms on W side. Blocking course and corner pilasters.

INTERIOR: Two rows of cast-iron columns, with flat bolting faces for line shafting, support massive timber cross-beams and joisted timber floors; roof structure of queen-strut trusses to attic storey lit by roof lights and gable windows. Lower engine house with paired narrow round-arched windows indicating housing for a double-beam engine at S end. Attached to this is the low contemporary boiler house, 2-storey storeroom to rear; tapering octagonal chimney close by. Later additions include a 2-storey office block with 4-pane sash to right of doorway and a sash window with margin lights above, added by the 1870s. 4-storey, 9 x 8 bay added mill to the east: Accrington brick, flat roof, segmental-arched 9-pane..windows. Structure of steel beams with cast iron columns and concrete floors with sprinkler tower. Powered by mains electricity. Access from the Edenfield Road is through a gateway with wide wrought-iron gates; the original cobbled road surface survives, as does the revetment wall of massive stone slabs on the west side. Also on the site, facing the road junction, is the mill owner/manager's house: coursed gritstone, stone surrounds to doors and windows, slate roof, no stacks. Two storeys, Two rooms deep, single-storey attached outbuilding at rear. Central recessed half-glazed door with overlight, flanking full-height canted bay windows. Doorway and tall stair window to left of centre, rear. Low retaining wall to forecourt.

HISTORY: the mill was built for spinning course counts of cotton twist. By 1888 it was powered 17,424 spindles, when the business was taken over by Chas. Whittaker Ltd. Listed as a good example of an early C19 non-fireproof mill, which, with its early C20 addition, shows a typical expansion of the business. (Gurr, Duncan, and Hunt: The Cotton Mills of Oldham: Oldham. 1989-)development pattern for an early site. The c1833 mill is an example of the increasing width (18m) of buildings as construction methods improved and larger machines became available during the middle yea.rs of the century. In this example the width is spanned by-timber beams for a non-fireproof construction which remained usual through the mid C19. The roof structure and roof lights indicate the Use of powered machinery rather than storage on this floor. The double beam engine had 2 cylinders side-by-side working a single flywheel; in this mill one line shaft powered each of 2 rows of spinning throstles on the wide spinning floors, (Williams, 1992). (Williams, M and Farnie, DA: Cotton Mills in Greater Manchester: 1992-: 74,82,83,89).

PROPOSAL

The application proposes alterations to the first floor of Spotland Bridge Mill to allow for its use as offices.

The main area of the first floor currently comprises a large open area and it is proposed that partition walls be constructed in order to provide offices, meeting room, WC's, lobbies and store rooms etc. A large area of floor would remain open and this would provide open plan office space.

Towards the southern section of the mill there are some existing rooms and these are to be subdivided with the erection of further partition walls and utilised as a kitchen, huddle room, WC, store room and tea making room.

RELEVANT PLANNING POLICY

National Guidance

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

Adopted Rochdale Core Strategy (CS):

P2 Protecting and enhancing character, landscape and heritage
DM1 General Development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

83/D15327 - Change Of Use From Dress Manufacturers To Retail \ Wholesale Warehouse – Refused
08/D51589 - Change Of Use And Refurbishment Of Existing Buildings Including New Story To East Mill To Provide Mixed Use Scheme Comprising 84 Apartments, 1079 SQ M Of Commercial Floorspace (B1/B2) With Associated Car Parking And Landscaping – Approved
08/D51590 - Internal And External Alterations To Existing Listed Mill Buildings To Allow Mixed Use Development - Grated
11/D54883 - Application For A New Planning Permission To Replace An Extant Planning Permission (D51589) For Change Of Use And Refurbishment Of Existing Buildings Including New Storey To East Mill To Provide Mixed Use Scheme Comprising 84 Apartments, 1079 SQ M Of Commercial Floorspace (B1/B2) With Associated Car Parking And Landscaping – Approved
11/D54884 - Change Of Use And Refurbishment Of Existing Buildings Including New Storey To East Mill To Provide Mixed Use Scheme Comprising 84 Apartments, 1079 SQ M Of Commercial Floorspace (B1/B2) With Associated Car Parking And Landscaping – Granted
20/00547/LBC - Alterations to the existing building to allow its reuse as a mixed use business centre including retrospective consent for works - Granted
20/00548/LBC - Replacement of existing windows with PVCu windows - Withdrawn
20/00602/FUL - Change of use to allow use of part of ground floor from business use (B8) to cafe (Class A3) – Approved
20/01454/LBC - Replacement of existing windows with PVCu windows (part retrospective) - Resubmission of 20/00548/LBC - Undetermined

CONSULTATION RESPONSES

Conservation Officer (summary)

There would be some limited harm arising from subdivision of the original plan form but this would be outweighed by the public benefits of providing a viable use for the listed building.

The submitted details of the partition walls are acceptable.

Further details are required in respect of the existing and proposed ceiling finishes. This can be covered by condition.

Subject to condition the public benefits of the development would outweigh the harm caused by the subdivision of the space.

REPRESENTATIONS

The application has been publicised with a site notice, press notice and neighbour notification letters. No letters of representation have been received.

ANALYSIS

Spotland Bridge New Mill is a Grade II listed mill complex located within the Spotland Bridge Conservation Area. The mill complex includes the original west mill, a chimney, engine house, boiler house and residential house for the mill owner. The main significance of the listed buildings is embodied within the architectural and historical values found within this site as an impressive 19th century mill complex.

The application seeks alterations to the first floor of the west mill to facilitate its use as offices. This application does not include any alterations to the east mill.

Paragraph 197 establishes that when determining applications that impact on heritage assets, consideration should be given to the following:

a) The desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation
b) The positive contribution that conservation of heritage assets can make to sustainable community including their economic vitality; and
c) The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 202 also sets out there where development would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

To fully assess the application consultations have been undertaken with the Council's Conservation Officer. The Conservation Officer has advised that the main significance of the listed buildings is embodied within the architectural and historical values found within the site as an impressive 19th Century mill complex.

The proposal seeks to install a series of temporary pods through the installation of partition walls and these would serve as offices, meeting spaces and associated office accommodation. The majority of the first floor would however be retained as a large open plan office space.

The Conservation Officer has advised that subdivision of the original floor space would result in some limited harm to the significance of the listed building. It is however considered that this harm would be outweighed by the public benefits of providing a viable use for the listed building.

As part of the application the applicant has submitted details of the internal partition walls, which would be, 70mm c-stud metal with 1 x 12.5mm plasterboard with skim on each side for internal walls. The Conservation Officer has advised that these details are acceptable. Additional information regarding the existing and proposed ceiling finishes were also requested but the applicant has advised that the proposed ceiling finish details are not yet available. Through consultation with the Conservation

Officer it is considered that this information can be sought through condition, and the applicants are aware of this requirement.

Further to the above, subject to the inclusion of a condition relating to the ceiling details it is considered that the public benefits associated with bringing the building into a viable use would outweigh the harm caused through subdivision of the space. The application for listed building consent is therefore considered to be acceptable and in accordance with the requirements of policy P2 of the Core Strategy and the NPPF.

RECOMMENDATION **GRANT**

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:-

- Location Plan – Drawing no. A-2003992-03
- First Floor Plan as Existing – Drawing no. A-2003992-01 v6
- First Floor Plan as Proposed – Drawing no. A-2003992-02
- First Floor Plan as Proposed with Desk Layout - 2003892-SBM-02
- Wall Construction Detailing – Drawing no. A322 no. 02

and the works shall be carried out in complete accordance with these drawings hereby
granted consent.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of work in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Prior to any works to the internal ceilings full specification details of the proposed ceiling separation works and finishes shall be submitted to and approved in writing by
the Local Planning Authority. The ceilings shall thereafter be installed in accordance with the approved details.

Reason: To protect the significance of the listed building and to accord with policies P2
and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

Report Author Rachel Carney