

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00645/LBC

CASE OFFICER

Catherine Fenghour

DETERMINATION DATE 10.01.2025 **EXT OF TIME** n/a

Address: St Joseph's Preschool Nursery Hind Hill Street Heywood OL10 1AQ

Proposal: Proposed re-roofing of existing slate roof and installation of roof mounted solar panels comprising of one row of eleven and one row of thirteen panels to be fitted to the south facing pitch of the Preschool Nursery.

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/a
	Neighbour comments received?	N

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

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: RG

DATE: 30 May 2025

Site

The application site is the former school building associated with the grade II listed St Joseph's Roman Catholic Church. Built in the early 20th century to serve the growing Catholic population, it is one of a number of churches designed in the Romanesque style. The Church and presbytery are listed at grade II for amongst other reasons their artistic and architectural interest.

The former school building appears to have been constructed at a similar time to the church, and as an ancillary building is considered to be curtilage listed. It is no longer used as a school but is rented out separately and occupied as a children's nursery.

The school is a simple, single storey building constructed in buff brick with red brick detailing, similar to that of the main church building and a natural slate roof. It is of architectural and historic interest, contributing positively to the legibility and appearance of the church complex as a whole.

Proposal

The proposal is for the re-roofing of the rear slope and the installation of solar panels. The existing slates would be reused where possible, with slates to match where necessary. The solar panels would be positioned on the rear (southern) roof slope facing the car park. The panels would be installed within the roof slope and would not protrude above the existing slates.

Relevant Legislation and Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

16(2) In considering whether to grant listed building consent for any works 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.

National Planning Policy Framework

Chapter 16 – Conserving and enhancing the historic environment

Places for Everyone

JP-P2 – Heritage

Rochdale Core Strategy

P2 – Protecting and enhancing character, landscape and heritage

Relevant Guidance

Adapting Historic Buildings for Energy and Carbon Efficiency – Historic England Advice Note 18 (HEAN 18)

Relevant Site History

None relevant

Consultation Responses

Summarised as follows:

Conservation and Design

Not applicable

Joint Committee of National Amenity Societies

No comments received to date

Environmental Health - Noise/Odours

No objections

Historic England

No comment

Greater Manchester Ecology Unit

No objections.

The application is accompanied by a bat survey report (Evelyn Ecology, October 2024).

The bat Preliminary Roost Assessment (PRA) found the building to have 'low' potential for roosting bats. An emergence survey was carried out found no bats to be emerging from the building and therefore no bat roosts were identified.

An informative should be included advising the applicant to seek ecological advice in the event that the proposals impact on protected species.

The proposal is likely to be exempt from a Biodiversity Net Gain (BNG) assessment under the de minimis rule, as no habitat removal appears to be proposed.

Representations

None received

Analysis

The proposal is for the re-roofing of the school building and the installation of solar panels on the southern roofslope. The solar panels would be installed into the roof and would not project above the existing slates.

The applicant has confirmed that the existing slates will be re-used wherever possible, with the balance made up of slates to match. The installation of solar panels would result in the loss of some historic fabric, as the slates would be removed to accommodate the solar panels. There would also be a visual impact, as the solar panels would be of a different material, size and colour to the existing slates.

The roofslope in question faces into the car park of the church and is not prominent from any public viewpoints. Some views of the roofslope are possible from along Hind Hill Street, although these are relatively oblique and partially screened by the wing which faces onto the road. The presbytery and church would be visible in public viewpoints of the panels. However, key views of the principal elevations of these buildings would not be impacted.

Given the above, it is considered that the overall level of harm to the significance of the listed building would be less than substantial. In accordance with NPPF

paragraph 215, this harm should be weighed against the public benefits of the proposal.

The proposal would provide renewable energy for the site. Given the impacts of climate change and the need to move to renewable sources, the installation of solar panels on this building is a clear public benefit. It is considered that the public benefits would clearly outweigh the low level of less than substantial harm identified.

While some harm has been identified, this is justified in the context of providing a source of renewable energy. Overall the proposal would preserve the special architectural and historic interest of the building, complying with the requirements of 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

GMEU have also reviewed the proposal and submitted information. They have advised that an informative be included in respect of bats.

Recommendation

Approve subject to 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. The works shall be carried out in accordance with the following drawings and documents hereby approved:

- 2023.048.PL01 - As proposed solar panel installation
- 2023.048.PL02 - As proposed site plan
- GSE In roof system installation guide V3.2

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works, 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 existing slates, ridge tiles and finials shall be carefully stripped from the roof, inspected for defects and set aside for reuse. In the event that additional slates, ridge tiles and finials are required, these shall match the existing precisely in terms of size, colour and texture and samples and a product specification shall be submitted to and approved in writing by the local planning authority prior to their use. 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. All new and replacement rainwater goods shall be fabricated in cast metal and painted black.

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. In the event that any roof strengthening works are required as part of the works to install the solar panels, details of these works shall be submitted to and approved in writing by the local planning authority prior to the installation of the solar panels. 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

6. All new wiring associated with the solar panels shall be installed within the roof void or behind the parapet roof. In the event that new wiring runs associated with the solar panels are required elsewhere, details of the proposed runs shall be submitted to and approved in writing by the local planning authority. 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

7. Prior to their installation, details of the means of fixing of the ridge tiles shall be submitted to and approved in writing by the local planning authority.

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. In the event that the solar panels become redundant and are no longer required to generate electricity, they shall be removed from the site and the roof shall be restored to its previous condition, in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority, within 18 months from the date on which the panels became inoperative.

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

Notes for Applicant:

All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is via the Bat Conservation Trust on 0345 1300 228.