

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00023/FUL	Hamish Rigg	18/03/2025

Address: Ken Mills Engineering Co, New Street Rochdale OL12 6NS

Proposal: Alterations to fenestration including new openings for windows, doors, and skylights

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

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?	
	Neighbour comments received?	

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

RECOMMENDATION	Grant STC
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CHECKED AND SIGNED OFF BY: RK

DATE: 24/03/2025

SITE

The application relates to 'Ken Mills House'; a former industrial building at New Street, in the Shawclough area of Rochdale. The property is a disused mill building dating back to the mid-19th Century, and was most recently used as an engineering works. Due to its age and significance in the local context, the site has been identified by the Council as a non-designated heritage asset.

The wider area is predominantly residential, comprising a mixture of housing types and a semi-verdant character. Shawclough local centre lies approximately 50m to the south.

The property faces south-east, situated on the junction between New Street and Sweet Briar Close to the north, its front the pavement and overlooks the public highway on both streets. It adjoins a short row of weavers' cottages to the south-west which date back to the early 20th Century. To the west, the site borders residential gardens on Glenden Foot and Hawley Green, which sit at a lower elevation than the former mill and are separated by a row of mature trees.

PROPOSAL

Permission is sought for alterations to the fenestration across all elevations, including the creation of additional openings for windows, roof lights and doors. New and replacement fenestration will be built to match the design, materials and proportions of the original fenestration.

RELEVANT PLANNING POLICY

National

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

Sub-Regional

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:

JP-P1	Sustainable places
JP-P2	Heritage

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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
DM1	General Development Requirements

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

RELEVANT SITE HISTORY

13/00991/FUL – Grant subject to conditions:

Demolition of part of building and change of use and conversion of remainder of building into 1 dwelling and 8 apartments.

CONSULTATION RESPONSES

Conservation Officers 24/03/2025:

A section drawing through the building would be helpful in an attempt to understand the applicant's proposals. As it stands, the plans indicate that the proposed roof lights would be for the sole purpose of illuminating the loft space.

I've no particular issue with new window openings being provided in the elevations, subject to detail to be secured via condition and standard planning considerations.

Officer's response: whilst it may be helpful to learn the future use of the building, for the purposes of determining this application, a section drawing is not considered necessary.

REPRESENTATIONS

Letters of notification were sent to surrounding properties 11/02/2025; no objections were raised.

ANALYSIS

Design and heritage: JP-P2, DM1, P2 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

In addition, Paragraph 216 of the NPPF states that the effect of an application on the significance of a Non-Designate Heritage Asset (NDHA) should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The application building has been identified as a NDHA due to its age, as it pre-dates the First Edition OS Maps from 1846, and its significance in the local context of Victorian industrial heritage. Over time the building has undergone various alterations,

including the demolition of an adjoining warehouse unit to the rear, but generally speaking the external fabric has maintained its historical charm and appearance.

The replacement and proposed windows and doors are designed to be in keeping with the appearance, materials, and proportions of the original fenestration. This includes the sash, 'leaded' window design on street facing elevations, timber frames and stone lintels. The proposed works are therefore considered to be in keeping with the design and appearance of the building, and assimilate with its historical character.

Notwithstanding, whilst the design is acceptable in principle, a condition will be attached to any permission, requiring full specifications and details of the proposed windows, doors and roof lights, in order to ensure that they do not harm the significance and appearance of the NDHA.

Overall, and subject to the recommended condition, the design of the proposal and its impact on the heritage significance of the building is acceptable in accordance with PfE policy JP-P2, Core Strategy policy DM1, P2 and P3, and the NPPF.

RECOMMENDATION

Grant subject to condition:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:
 - Heritage Statement (Gary Miller Heritage Consultancy, March 2025)
 - Design and Access Statement (James Campbell Associates Ltd, December 2024)
 - Site location plan
 - Proposed floor plans: 23.3108.42
 - Proposed elevations: 23.3108.43
 - Existing and proposed block plans: 23.3108.4

and the development 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. No above ground works shall take place until full product specifications for the windows, external doors, and detailed designs of the window, roof light and door

reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and preserving the historical significance of the dwelling, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.