

Officer Report

Case Reference: 25/01009/LBC
Location: Rough Bank Barn, Rough Bank, Milnrow, Rochdale OL16 3QH
Proposal: Listed building consent for Change of use from dwellinghouse (Use Class C3) to a residential children's home (Use Class C2), providing care and accommodation for up to four children and three carers
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE DESCRIPTION AND CONTEXT

The application relates to Rough Bank Barn, a former barn which was converted to a single dwelling in the 1990s. The property is located in the Green Belt to the northeast of Newhey's urban core. The application property dates from the 18th century but may have incorporated elements of an early timber structure. The barn is constructed in hammer dressed stone with a stone slate roof. Glazing and rooflights have been inserted as part of the conversion. Internally, the original volume of the barn is still legible within the living room. To the south of the barn lies the former farmhouse, which is also listed at grade II and Higher Rough Bank Farm. The buildings form a small agrarian grouping in an isolated location. They are still read in this rural setting, and this contributes to their significance. The barn and farmhouse are good examples of vernacular architecture pre-dating the industrial revolution and are of special architectural and historic interest.

PROPOSAL

Listed building consent is sought for the formation of new lightweight partition walls to subdivide existing rooms, the replacement of non-original oak doors with solid timber oak fire doors including replacement ironmongery and the replacement of existing roof lights on a like-for-like basis.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

93/D29009: Alterations To Listed Building To Provide One Dwelling. Approved.

93/D29007: Change Of Use And Conversion Of Barn To Provide One Dwelling And Installation Of Septic Tank. Approved.

RELEVANT PLANNING POLICY

Legislation

Planning (Listed Building and Conservation Areas Act) 1990

Section 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 Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone (PfE):

JP-P1 Sustainable Places

JP-J2 Heritage

Adopted Rochdale Core Strategy (CS):

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

PUBLICITY

Site Notice: 13.12.2025

Press Notice: 19.11.2025

Neighbour notification letters: 13.11.2025

ASSESSMENT

In accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must 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.

Paragraph 213 of the NPPF states that any harm to 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 that '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.'

In order to facilitate the conversion of the dwelling into a children's care home, the proposals require the formation of several partition walls. These would be constructed using timber stud framing with a plasterboard finish. Following concerns raised by the Conservation Officer regarding the impact on historic fabric of the proposed partition separating the kitchen and dining rooms, a detailed section drawing was submitted by the applicant showing a glazed partition that would not be attached to the existing beam. The Conservation Officer is satisfied with this approach which can be secured via condition.

With regards to the other internal subdivisions, the applicant has advised that partitions would be non-intrusive, reversible and fixed in a manner that avoids harm to the historic fabric. The Conservation Officer has requested a condition requiring large scale details of partition walls including materials, means of fixing and any changes to floor levels.

No concerns are had in principle to the replacement of non-original timber doors with solid timber (FD30-rated) doors; however, the Conservation Officer has requested large scale details of all replacement doors via condition.

Furthermore, the applicant notes that existing roof lights in a poor condition would be replaced on a like-for-like basis. Any roof lights should be conservation style and set flush with the roof slope; Details of the proposed roof lights can also be secured via condition.

Subject to the addition of the relevant conditions, it is considered that the proposed works would be acceptable.

RECOMMENDATION: Approve subject to conditions -

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

Conservation Officer

(12/01/2026): *Further details are required of the proposed subdivisions and proposals to replace existing internal doors.*

(17/04/2026): *Please condition:*

- *Large scale details of partition walls, material, means of fixing, any change to levels*
- *Large scale details of replacement doors*
- *Details of rooflights. These should be conservation style and set flush with the roofslope*

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (3)

- 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:

- Location Plan. Dwg no. 100
- Block Plan. Dwg no. 101
- Existing Ground Floor Plan. Dwg no. 102. Rev A
- Existing First Floor Plan. Dwg no. 103
- Existing Elevations Sheet 1. Dwg no. 104
- Existing Elevations Sheet 2. Dwg no. 105
- Proposed Ground Floor Plan. Dwg no. 106. Rev B
- Proposed First Floor Plan. Dwg no. 107
- Sections & Specification. Dwg no. 108. Rev A
- 'Design and Access Statement' by Meadows Care Limited submitted on 16 April 2026

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 Prior to their installation, large scale drawings (1:20, 1:10 or 1:5) shall be submitted to and approved by the local planning authority showing details of the following:

- Replacement rooflights including a full product specification, large scale elevation and section of the reveal.
- New and replacement internal doors including door casings, surrounds and ironmongery.
- Partition walls including material, means of fixing and any change to floor levels.

The works shall then 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.