

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

24 April 2026

Application reference: PL/2025/1345

Address:

CALLIARDS MILL, SMITHY BRIDGE ROAD, LITTLEBOROUGH, OL15 8HP

Proposal:

Change of use to Calliards Mill converting single dwelling into 8no. terraced houses, with roof level extension, conservatory replacement and associated external access and landscaping works.

Affected Heritage Assets

Designated heritage assets

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Non-designated heritage assets

- Calliards Mill

Summary

Further details and amendments required

Assessment

Site description and significance

The statement advises that the building is a remnant of a much larger complex, and that it dates at least from the mid 19th century, although it is potentially much earlier. It is also noted that features such as the concrete coping stones and sills imply that the building may once have been taller. While the building has been heavily altered, it still retains features of interest, including its stonework and openings. It is of architectural and historic interest, as an early example of a local industrial building and is identified as a non-designated heritage asset.

Relevant legislation and planning policy

NPPF paragraph 216 confirms that the impact of a development on the setting of a non-designated heritage asset is a material planning consideration. A balanced judgement should be had, having regard to the scale of any harm or loss and the significance of the asset.

Mills are key heritage assets for the purposes of Rochdale CS policy P2.

Assessment of proposals

The application is supported by a statement of significance. However, this does not appear to be specific to the proposal? Has a heritage statement as suggested within the document been carried out?

The proposal seeks to convert the existing building into eight dwellings. A new pitched roof would be installed, the conservatory removed and changes made to the existing fenestration.

There are no objections to the principle of conversion, noting that it is already in residential use. However, as it stands, further information is required. This should include sections and demolition plans. It would also be helpful to understand the rationale behind the proposals. For example – why is a pitched roof being proposed? My concern is that the approach currently being taken would appear overly residential and would to an extent obscure the building's historic industrial use. Noting the presence of sills and the likelihood of it once being taller, there may be scope for an upwards extension. However, I would suggest that a more contemporary approach is taken, which reflects the original industrial character of the site. I would also suggest that the existing parapet is retained. It would be worth speaking to the Urban Design officer for precedents.

Windows should be aluminium or timber with details to be agreed by condition and existing openings should be used wherever possible.

Re-consultation

Yes