

## Officer Report

**Case Reference:** PL/2026/0213  
**Location:** 34 ROOLEY MOOR ROAD, ROCHDALE, OL12 7AX  
**Proposal:** Listed Building Consent for the replacement of windows, front and rear doors  
**Recommendation:** Approve  
**Officer:** Bob Melling

### SITE DESCRIPTION AND CONTEXT

The application site is a former weavers' cottage, which dates from the early 19th century. It is built in the local stone and sits within a group of similar buildings. Its special interest comes in part from its age, and it is a good example of the local vernacular architecture and materials. It lies within the Spotland Bridge Conservation Area, which is focussed on the former mills and industry, including the grade II listed Spotland Bridge Mill.

### PROPOSAL

Retrospective consent is sought for the replacement of windows, front and rear doors.

### RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

### 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)

## **PUBLICITY**

**Site Notice:** 20.04.2026

**Press Notice:** 14.04.2026

**Neighbour notification letters:** 08.04.2026

## **ASSESSMENT**

The proposal is being made retrospectively for the replacement of windows and doors on the property. The replaced windows were not original to the property and were not of any particular historic or architectural interest. The new windows are fabricated of timber to match the previous windows and contain slim-profile double glazed units.

The door which has been replaced was UPVC and did not contribute to the significance of the heritage asset. The replacement door is constructed of timber and is more sensitive to the property than the previous door.

Overall, it is considered that the works have preserved 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.

**RECOMMENDATION: Approve.**

## **SUMMARY OF THIRD-PARTY REPRESENTATIONS**

N/A

## **SUMMARY OF CONSULTATION RESPONSES**

Summarised as follows:

### **Conservation and Design**

No objections.

### **Joint Committee of National Amenity Societies**

No comments received to date

## Historic England

No comment.

**Recommendation:** Approve

### Condition(s) (1)

- 1 The works shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan dated 6 March 2026
- Heritage, Design and Access Statement
- Design and Access Statement
- Submitted floor plans, measurements and photographs

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