

Officer Report

Case Reference: PL/2026/0212
Location: THE OLD DUKE, 10 EALEES, LITTLEBOROUGH, OL15 0HJ
Proposal: Re-roofing works, including removal of previously installed spray foam insulation.
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE DESCRIPTION AND CONTEXT

The application relates to The Old Duke, a single dwellinghouse built in 1820 for a local engine maker, known as Edward Kershaw. In the 1850s three workers' cottages were built to the rear in the 1850s. The building started to be used as a public house in the 1860s and continued in this use until the mid-20th century, when it was converted into a dwelling. The building is constructed in hammer-dressed watershot stone, with a graduated stone slate roof. Based on the distinctive run of windows at upper floor, it is likely that this originally functioned as a workshop. Following the grant of listed building consent, most of the windows have been reopened. The building is listed at grade II, meaning it is of significance in the national context, owing to its architectural and historic interest. It is a good example of a local vernacular building, using local materials. It is also of historic significance noting its connection to the locally important engine maker.

PROPOSAL

Listed Building Consent is sought for re-roofing works including softwood slate laths, a breathable membrane, breathable insulation installed between the existing timber rafters and foil-backed insulated plasterboard to replace the existing spray foam insulation. The existing slates and ridge tiles would be reused where possible, with slates and ridge tiles to match where necessary.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

22/01515/LBC: Reinstatement of four bricked up windows on the front elevation. Approved (March 2023).

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: 03.04.2026

ASSESSMENT

The proposal is for the re-roofing of the building. The applicant has confirmed that the existing slates and ridge tiles will be re-used wherever possible, with the balance made up of slates and ridge tiles to match. A condition is recommended to ensure the submission of a material specification for the new slates and ridge tiles prior to use.

Although the use of foil backed plasterboard is not considered suitable for historic buildings, as it is not breathable. It is noted that the roof has an existing spray foam insulation, which in addition to not being breathable, is also inappropriate in terms of its appearance. Therefore, the foil backed plasterboard would be an improvement on the existing situation.

During the course of the application, the initially proposed Kingspan insulation was amended to a breathable product as per the comments of the Conservation Officer.

Overall, it is considered that the proposed works 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. The building has been identified as having low bat roost suitability with no further surveys required, however GMEU have advised that the works should be carried out in accordance with the submitted Bat Survey.

As there is habitat suitable for nesting birds present within the building, and a historic jackdaw nest was found beneath a hole in the roof, GMEU have advised that works should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken (as per Section 6.3.10 of the Bat Survey).

Informatives regarding protected species, including bats and birds, will be attached to this permission.

RECOMMENDATION

Approve subject to conditions:

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

Summarised as follows:

Conservation and Design

No objections subject to the use of breathable insulation. While the use of foil backed plasterboard is not a product which is considered suitable for historic buildings, as it is not breathable, it is noted that the roof has an existing spray foam insulation, which in addition to not being breathable, is also inappropriate in terms of its appearance.

Conditions recommended requiring the existing slates to be put aside in a secure location for reuse and samples to be provided of new slates.

Joint Committee of National Amenity Societies

No comments received to date

Historic England

No comment.

Greater Manchester Ecology Unit

Bats

The building was previously assessed to have 'moderate' bat roosting potential. However, after discussing this further with the ecologist, the bat roost suitability has been downgraded to 'low', as the spray foam insulation prevents bat access beneath the stone slates and the scaffolding currently in place partially obstructs flight lines to the building. Therefore, no further surveys are required providing the method statement for bats is followed prior to and during works.

Nesting Birds

There is habitat suitable for nesting birds present within the building, and a historic jackdaw nest was found beneath a hole in the roof. Work that will impact on habitats where nesting birds may be present (for example re-roofing works), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken (as per Section 6.3.10 of the Bat Survey). We would suggest that a condition to this effect be placed on any permission.

Other Protected Species

Protected species can turn up in unexpected places, and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

Biodiversity Net Gain (BNG)

The application is likely exempt from a BNG assessment under the de minimis rule (less than 25m² of habitat to be removed). Rochdale Borough Council must be satisfied that this is accurate.

Recommendation: Approve with Conditions

Condition(s) (4)

- 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. 26-003-001 A
- Existing Site Plan. Dwg no. 26-003-002
- Proposed Site Plan. Dwg no. 26-003-301
- Existing. Dwg no. 26-003-010 B

- Proposed. Dwg no. 26-003-310 C

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 and ridge tiles shall be carefully stripped from the roof, inspected for defects and set aside for reuse. In the event that additional slates and ridge tiles are required, these shall match the existing precisely in terms of size, colour and texture and samples (to be provided on site) 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 The works hereby approved shall be carried out in accordance with the details contained within Sections 6.3.4 and 6.3.6 of the approved Bat Survey Report by Middleton Bell Ecology dated 5th March 2026 ref: MBE/BAT/2026/015/01.

Reason: In order to minimise potential risk to protected species and in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 1 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 the approved re-roofing works, then the work must stop immediately, 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.

- 2 All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). In order to avoid harm to nesting birds, works that may disturb nesting birds should be carried out during the bird nesting season (1 March to 31 August inclusive). If works are required during this period, a suitably qualified ecologist should first inspect the site. If active nests are found, the works should be suspended until the nesting season has ended.

works must be delayed until the young have fledged, and the nest is no longer in use. This informative does not negate the applicant's legal responsibility to comply with wildlife legislation.

- 3 The site may support other species protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and/or the Wildlife and Countryside Act 1981 (as amended). The presence of protected species is a material consideration independent of planning permission. Should any protected species, or evidence of them, be discovered, all works likely to affect the species must cease immediately and advice sought from a suitably qualified ecologist. Any works affecting protected species may require a licence from Natural England, and it is the responsibility of the developer to ensure that all relevant legislation is complied with.