

# HERITAGE & CONSERVATION CONSULTATION RESPONSE

## Application Details

### Heritage, Conservation & Design team officer

Catherine Fenghour

### Date

5 May 2026

### Application reference

PL/2026/0197 and PL/2026/0201

### Address

Stid Fold Barn, Barn Field Lane, Rochdale, OL12 9PN

### Proposal

Change of use and conversion of barn to one dwelling including single storey extension, alterations to fenestration, juliet balcony to rear and associated works including landscaping and parking

## Affected Heritage Assets

### Designated heritage assets

- Stid Fold Farmhouse (grade II)
- Stid Fold, house 50m south of Stid Fold Farmhouse (grade II)
- Stid Fold, house at southeast of group (grade II)

### Non-designated heritage assets

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## Summary

While supportive in principle of the proposals to convert the building, further information and amendments are required. The additional information includes:

- Significance and phasing plan as part of the heritage statement
- Schedule of repairs and finishes
- Schedule of existing features (both external and internal)
- Structural report addendum – this should set out the extent of works required, as well as plans clearly showing where interventions are required
- Specialist timber survey – as advised by structural engineer

- Indicative details for the extension roof
- Landscape and boundary treatments plan

Amendments are required to the extension and the windows, including the omission of the Juliet balcony.

## Assessment

### Site description and significance

Stid Fold is named on the Hennet and Bingley map from 1828 and the buildings within the Fold, including the barn are shown on the first edition OS map from 1851. This historic fold is typical of the Pennines region, where in small, isolated Folds, agriculture took place alongside handweaving. The presence of handweaving is evident on the domestic buildings, where there are distinctive runs of windows at upper floor levels, designed to maximise the daylight and prolong the working day.

The application site is a former field barn, located to the northeast of the grade II listed Stid Fold Farmhouse. The list description advises that the farmhouse dates from the late 18<sup>th</sup> century. The date of the barn is not known; however, it is likely to be of a similar age. Both the farmhouse and the barn are constructed of coursed stone with quoins and stone slate roofs, materials which would have been locally available. The cart openings and owl holes to the flank elevation are still evident. While it is a vernacular structure with a simple, functional form, it is not without architectural merit, and has some detailing, including the quoins and stonework to the cart openings. The barn appears to have been little altered externally, other than the blocking up of the cart opening to the field and the insertion of new windows on the elevations. Internally, a hay store has been inserted to both sides of the cart door.

The barn is a good and largely intact example of a vernacular field barn. It has clear links to the listed farmhouse and is curtilage listed. It is an important feature within the fold, contributing both to the legibility of the fold as a historic grouping and to its character and appearance. It is of special architectural and historic significance and contributes to the significance of the listed farmhouse.

The barn is in a relatively poor state of repair, with some of the stone flags missing from the roof and some areas where there are cracks in the stonework. The barn does not appear to be actively used for agriculture or other purposes.

### 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."*

66(1) - *"In considering whether to grant planning permission [...] for development which affects a listed building or its setting, 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 (NPPF 2025)

Chapter 16 deals with conserving and enhancing the historic environment. Paragraphs 212 to 215 set out how development impacting designated heritage assets should be assessed.

Paragraph 212 states that great weight should be given to a designated asset's conservation. This is irrespective of the degree of any potential harm to the asset's significance.

Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset 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."*

At a local level, Places for Everyone (PfE) policy JP-P2 and Rochdale CS policy P2 apply.

### **Assessment of proposals**

The application is supported by a heritage statement. This is relatively brief and does not include a schedule of existing feature and their significance, although it recommends that one is created. This should be provided prior to determination.

Principle of conversion:

The conversion of the building into a house would inevitably bring with it a degree of domestication, which would be at odds with its original agrarian appearance and function. However, the existing barn does not appear to be actively used and is unlikely to be suitable for modern agricultural purposes. In the absence of a use, the building is likely to fall into further disrepair and risks being lost. A residential use would provide the building with a long-term future use, helping to ensure its survival. As such, while there would be some harm resulting from the principle of a residential use, this would be outweighed by the benefits of bringing the building back into use.

Structural works:

The application is supported by a structural report. This report details the existing structural defects and makes a number of recommendations. This includes recommending a specialist timber survey be carried out. In addition to recommending the partial rebuilding of one of the gable ends, it also recommends that the roof structure is replaced and if the trusses are retained then a specialist timber survey should be provided.

As a listed building, the starting point would be for historic building fabric to be retained wherever possible. A timber survey should be provided, so that the extent of any replacement works to the roof can be ascertained. Ideally historic trusses and purlins would be retained wherever possible. This report should be provided prior to determination. Additionally, an addendum should be provided to the structural report setting out the works proposed and the extent of any rebuilding or replacement, ideally with plans and elevations marked up. This should also show areas of proposed demolition. This is required prior to determination.

#### Repairs and finishes:

As part of the application, further information is needed in respect of the existing features and whether they are to be repaired and replaced. Prior to determination, a schedule of the existing features should be provided, alongside details of their proposed treatment. Full details of repairs and finishes should then be required by condition.

#### Proposed extension:

The proposed plans show a single storey extension to the gable end of the barn. There is scope for a subservient addition to the barn. The existing extension is broadly in line with the frontage of the existing barn – reducing its subservience. To address this, the extension should be set in further from the front and rear elevations. The charred timber would provide a clear distinction between the barn and the new addition. However, further visual separation is required to distinguish the old and new elements – this could be achieved by introducing a simple structurally glazed link.

Solar panels are shown to be installed on the front roofslope of the extension. The plans state that they will be integrated with a metal surround and flashing. No details have been provided of the material for the roof, although the indicative images for the solar panels show a metal standing seam. This should be confirmed. A high-quality metal standing seam could be appropriate given the use of a modern material for the extension. Samples of all materials and large-scale details should be required by condition. Further consideration needs to be given to the base – as a plinth below the cladding is likely to be required. One option would be for this plinth to be stone to match the barn.

The proportions of the windows on the side and rear elevations of the extension need review. The doors on the side elevation appear overly wide for the depth of the extension. To overcome this, the width should be reduced and the height increased slightly. Details of windows and doors should be required by condition.

#### Windows and doors on the barn

The proposed plans show the existing openings to be reused on the front elevation. Two new first floor windows are proposed along the rear elevation, including a Juliet balcony to the master bedroom. Juliet balconies are not a feature found on agricultural buildings and this would appear as an incongruously domestic feature. The Juliet balcony should be omitted and replaced with a simple and smaller window. An additional window is proposed on the western elevation. This would provide outlook and light for one of the bedrooms and is not objected to.

Subject to the above matter being resolved, details of windows should be required by condition.

#### Internal alterations

The existing hay store is shown to be removed. This appears to be a later addition but provides evidence of the barn's use and its historic development. There would be some minor harm from its removal. However, it is acknowledged that its retention would not be conducive to the reuse of the barn.

The plans show a central landing with the barn's full height retained in front of the two cart arches. This is welcome as this would ensure that the barn's original volume can be at least partially appreciated.

The treatment of the interior walls and ceilings is not clear from the plans and this should be clarified. The roof structure is currently visible from within the building and this should be retained where possible. It is important that the finishes used on the external walls are breathable. It is not clear whether internal insulation is proposed? The acceptability of such insulation would depend on the presence/absence of historic features internally. If there are proposals to internally insulate the building, these should be shown on the plans. It is also important that any insulation is fully breathable and that lime plaster and a breathable paint is also used. On a similar note, details of any proposed insulation to the roof should also be clarified.

The new opening between the extension and the barn would result in the loss of some historic fabric. However, the presence of nibs and a beam will help to ensure that the original extent of the barn remains legible.

Other matters:

No details have been provided of the rainwater goods. The existing barn does not appear to have any gutters or downpipes, and this is likely contributing to the building's poor condition. New rainwater goods should be cast metal painted black. Details of rainwater goods should be conditioned.

No details have been provided of the proposed landscaping or boundary treatments. While these can be finalised by condition, an indicative plan showing these details should be provided up front. Within the surrounding area, post and rail fencing and drystone walls are dominant. Native hedgerows could be used to provide additional privacy.

## **Conclusions**

While supportive of the proposals to convert the barn into a residential use, further details are required to establish the extent of works required to convert the building and to ensure features which contribute to its significance are retained as far as possible.

Some changes are also required to the extension and to the new windows to ensure that the scheme is sensitive to the barn.

## **Re-consultation**

Yes