

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

6 May 2026

Application reference

25/01118/FUL

Address

Church Inn, Castle Hill Road, Heywood, BL9 6UH

Proposal

Change of use from public house and restaurant to offices with associated demolition and extension works, alterations to roof height, parking provision, storage and staff garden area [revised plans]

Affected Heritage Assets

Designated heritage assets

- Church of St John the Baptist (grade II)

Non-designated heritage assets

- Church Inn

Summary

General comments

Assessment

Please read in conjunction with previous comments. Previous concerns summarised and reviewed below:

1. Heritage statement should be updated to include the grade II listed Church of St John the Baptist

This point does not appear to have been addressed? All that is required is a summary of the significance of the listed Church. I can't see that this has been included? The principal concern in

respect of the listed building was in relation to the gates and boundary wall and HGV movements, which have both been addressed.

2. Further information is required in relation to the level of activity, HGV movements and noise associated with the proposed use

It is understood that the proposal for HGV parking and storage of plant has been omitted. This point appears to have been addressed.

3. Clarification on the proposed height increase and extent of demolition/rebuilding

The revised design and access statement confirms that the roof would be increased by c.900mm. It is understood from the supporting information that the existing roof is in poor condition, and that the increased height is required to provide usable space at first floor level. The revised plans have confirmed that the chimneys will be rebuilt and that existing slates will be reused. A methodology for the chimney works and samples of materials should be required by condition, as well as soffit, eaves, verge and ridge details.

The raising of the roof would result in some harm to the significance of the non-designated heritage asset. However, this harm has been clearly justified, and the reuse of existing materials and the rebuilding of the existing chimneys would help to mitigate this harm.

4. Concerns regarding the proposed plant store –size/scale and materials

This element has been omitted. The proposals now seek to retain the existing garage and extend it. The existing garage does not contribute positively to the setting of the public house. If it is to be retained and extended, it is important that its appearance is improved. It is not clear if it would be possible to extend this building outbuilding or if it will need rebuilding?

The extended building appears slightly squat due to its shallow roof. It would be preferable if the pitch could be increased slightly and the width reduced. It is important that a natural stone is used for the walls and a natural slate or stone for the roof.

It may also be worth simplifying the design, so its appearance is clearly subservient to the pub - i.e. replacing the keystone detail with a simple stone lintel, omitting the feature quoins and parapet and have a simple slate building with a pointed verge detail.

Changing to side hung timber doors should also be considered.

5. The applicant should work with the Urban Design Officer to address the design of the modern extension

This is ongoing – UD comments to be provided separately

6. Concerns with the amenity building – its position and domestic appearance

This element has been omitted

7. New fencing and gates would appear unduly urban in rural setting and within setting of the Church

The proposals now show post and rail fencing to the boundaries as well as a dry-stone wall to the entrance. This is welcomed and would be more in keeping with the rural surrounds. Along the southern boundary both stone walling and post and rail fencing are shown. This could look a little odd – it is suggested that the post and rail fencing starts where the stone wall terminates.

The plans now show a five-bar gate with additional bars above. While this is an improvement over the previous proposal, it would be preferable if the additional bars were omitted, so it reads as a simple, traditional, rural gate.

8. Other matters

- Samples of materials should be required by condition, including details of the stone coursing.
- Cleaning of existing stonework – trial areas should be required by condition
- Rooflights should be conditioned to be conservation style and set flush with the roof
- Details of windows and doors should be required by condition. Ideally windows would be fabricated of either timber or aluminium.

Re-consultation

Only in event of significant changes to the proposals.