

## Officer Report

**Case Reference:** PL/2025/1356  
**Location:** GLOBE INN, 218 RAMSDEN ROAD, WARDLE, ROCHDALE, OL12 9NU  
**Proposal:** Listed building consent for replacement existing signage and associated lighting including repainting of the existing window frames  
**Recommendation:** Approve with Conditions  
**Officer:** Rosalind Gralton

### Site Location

The site relates to Globe Inn, a Grade II listed public house in Wardle.

The application site is a public house, which now incorporates what was historically a butcher's shop. The building dates from the mid to late 18th century and is built of hammer-dressed stone with a stone slate roof, although the rear roofslope is now slated.

The application site's significance comes in part from its architecture, survival of original and historic features and its historic interest due to its early date of construction. It also holds group value with the surrounding historic buildings, which make up the fold. The building is listed at grade II for its

special architectural and historic interest. Immediately adjacent to the site, on the corner of Ramsden Road and Wardle Fold lie a group of three former weavers' cottages (grade II). These are three storeys, with distinctive runs of windows along the upper floor. Opposite the site are the grade II listed Methodist Church and former Sunday School (now used as Wardle Scout Hut). The application site and the group of buildings referred to form part of the core of the historic settlement of Wardle. Wardle was a traditional Pennines hamlet, which grew based on agriculture and the textile industry. These origins are still very much legible in the vernacular architecture, use of local stone and examples of former weavers' cottages. Despite later additions, the village core remains largely intact and is of special interest, reflected in its Conservation Area status.

### Proposal

The application proposes the erection of various signs, as indicated on the proposed site plan. Each item is labelled A through to H.

A summary of what these entail are provided below:

Sign A - Fascia sign- located on the front elevation stating 'The Globe Inn'.

Sign B - Sign on side elevation showing 'The Globe Inn' logo and name.

Sign C - Poster sign on side elevation

Sign D - Chalkboard style sign, located on side elevation

Sign E - Hanging sign on rear elevation

Sign F - Chalkboard sign on rear elevation

Sign G - Floodlights on front elevation

Sign H - Copper Lanterns located on front and rear elevation

The application also seeks Listed Building Consent for painting of the windows in the RAL colour 9010.

The application follows an Advertisement consent application for the relevant advertisement consents to the property, as well as a FUL and LBC for other works to the property.

## **RELEVANT PLANNING POLICY AND LEGISLATION**

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional Guidance

Places for Everyone Joint Development Plan (PfE):

JP-P1 Sustainable Places

JP-P2 Heritage

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS):

P1 Improving Image

P2 Protecting and Enhancing Character Landscape and Heritage

P3 Improving design of new development

T2 Improving accessibility

DM1 General development requirements

## **RELEVANT SITE HISTORY**

N/A

## **CONSULTATION RESPONSES**

Conservation - No objections following amended plans

## **REPRESENTATIONS**

Letters of notification were sent to surrounding properties, a site notice displayed in the vicinity and an advertisement placed in the local press. No representations have been received.

## **ANALYSIS**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that 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. Similarly, Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Paragraph 215 of the NPPF states '*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.*'

The Council's Conservation Officer was consulted as part of the proposals. All proposed fixings to the listed buildings are shown on the proposed plans and elevations, which includes non ferrous screws and non ferrous bolted fixed to mortar joints. The proposed signs are designed in timber, with foamex letters or vinyl lettering, which is considered acceptable. Following amendments to the application, there are no objections to the proposed works. Flood lights are proposed and an agreed size for these are secured. The RAL colours have been secured and are considered acceptable. There are no concerns in respect of the designs of the proposed signage. It is considered the proposed signages would result in neutral harm to the heritage asset. On balance, the proposal is considered acceptable.

**Recommendation:** Approve with Conditions

### **Condition(s) (5)**

- 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:

- The Globe Rochdale CSI 233 Rev B Proposed Elevation
- The Globe Rochdale CSI 233 K rev C
- The Globe Rochdale CSI 233 D Rev C Amended front elevation
- The Globe Rochdale CSI 233 E Rev C Amended side elevation
- The Globe Rochdale CSI 233 C Rev C Amended signage and fixing details
- The Globe Rochdale CSI 233 site plan rev C
- The Globe Rochdale CSI 233 A rev A.

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 proposed fixings shall be carried out to mortar joints and carried out as per the approved details contained within the approved drawings within Condition 2 of this consent.

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 colour of the windows to be painted shall be RAL 9010 as stated on the Proposed Elevations Rev B drawing, pursuant to condition 2 of this decision notice.

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.

- 5 Any redundant, MEP services, wiring or associated paraphernalia, shall be carefully removed and affected areas made good, unless otherwise agreed in writing by the Local Planning Authority.

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.