

Officer Report

Case Reference: 25/01028/FUL
Location: Globe Inn 218 Ramsden Road Wardle Rochdale OL12 9NU
Proposal: External alterations comprising of alteration to fenestration on the rear elevation, removal of existing smoking shelter and replace with new black polycarb roof. Installation of new vent and air intake grill, new signage and internal alterations
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 proposal seeks planning permission and listed building consent for various alterations to the existing public house. These include:

- Replacement smoking shelter
- New extraction grilles

- Door alterations including new doors to the rear elevations of the property

Several other works are proposed, only affecting the internal of the building, which are addressed in the associated LBC ref: 25/01029/LBC. Separately, relevant advert applications PL/2025/1354 and PL/2025/1356 are also under consideration with regard to proposed adverts and their consents only.

RELEVANT PLANNING POLICIES

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

Analysis

Heritage and Design

In considering whether to grant planning permission for a development which affects a listed building or its setting, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or and special features of special architectural or historic interest which it possesses. Section 72 of this Act goes on to state that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a

Conservation Area. Furthermore, the Court of Appeal has held that decision-makers should give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise.

Paragraph 213 of the NPPF states that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Where a development would lead to less than substantial harm to a designated heritage asset, paragraph 215 of the NPPF requires Local Planning Authorities to consider this harm against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Core Strategy policy P2 states that the Council will conserve, promote and enhance key heritage assets and their wider settings, including listed buildings, conservation areas, registered parks and scheduled ancient monuments. Policy P1 seeks (inter alia) to promote the development and re-use of under-used land and buildings, maximising the potential for heritage assets to provide a sense of place and image.

SD 91 NW WARDLE RAMSDEN ROAD (east side)

4/153 Nos. 218 and 220 (Globe Inn and 29.6.1966 butcher's shop) (No 220 formerly listed G.V. II as Wasp Mills (south- west portion)

Public House and adjoining butcher's shop. Mid to late C18. Hammer dressed stone with stone slate roof. Each is of 2 storeys the butcher's shop being one room wide by 2 deep and the public house being 2 rooms wide by 2 deep with central entrance, C18 extension to right and a brick lean-to at the rear. Rendered plinth and flat-faced mullion windows, that to the first floor being continuous and formerly having 19 lights (although 9 have been blocked in and 7 mullions removed). There is a 5-light window (each with 2 mullions removed) to either side of No. 220 door and an opening which no longer has mullions to No. 218. The door of No. 220 has a pedimented surround with moulded architrave, that to No. 218 is plain and square-cut. There is a blocked taking-in door to the left gable and the rear of No. 220 has a 4-light and a 6-light window (each with two mullions removed).

Listing NGR: SD9122517109

The site is located within the Wardle Conservation Area and is a Grade II listed building. The site is adjacent to 222 Ramsden Road/ 2&4 Wardle Fold and is opposite the Grade II listed Wardle Methodist Church (formerly Wesleyan Chapel). Formerly a butcher's shop, the application property is now a public house and has been in this use since the 1980s.

The proposals seek to refurbish the public house. An LBC application has been submitted for the internal works. Separately, an Advertisement Consent application and associated LBC have also been submitted for the relevant advertisements which are proposed to be displayed externally on the property.

In relation to the relevant external works, the proposals include a external doors, including new fire door to the rear of the kitchen, rear timber door with glazing bars,

new external cast iron grilles, new slate tiles which replace the existing polycarbonate smoking shelter roof, stonework to be applied to the existing smoking shelter (which does not currently benefit from planning permission) and new timber doors.

Following consultation with the Conservation Officer, the works which affect the external of the property as described above, would have a neutral impact on the heritage asset, and considered acceptable, subject to conditions securing the approved specifications. With regard to both heritage and design, the proposal is compliant with Policy P2 and P3 of the Rochdale CS, JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan, and the NPPF.

Internal works, including alterations to the fabric of the listed building and the replacement of rooflights on a like for like basis, do not require planning permission and are therefore not assessed as part of this application. These works are considered in detail under the accompanying Listed Building Consent application.

Residential Amenity

CS Policy DM1 requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Also, impacts including noise, air, dust, light and odour pollution are required to be mitigated where necessary.

The site is currently in use as a residential dwelling and is recognised to provide a suitable level of occupier amenity for future residents. In light of the existing use, and the distance to the nearest neighbours, it is not considered that the proposed use would threaten any additional impact to the amenity of surrounding occupiers through overlooking or a loss of privacy.

The proposed alterations to refurbish the public house would not result in any greater harm to residential amenity than the existing building.

The proposals would accord with the requirements of CS Policies DM1 and G9 and the NPPF.

Highways

CS Policy T2 sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and, in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through. Developments are required to provide parking in compliance with the Council's Maximum Car Parking Standards as set out in Appendix 5 of the Core Strategy.

The proposal would not increase any further traffic generation over and above the existing site and the impact of the proposed works on parking is to be negligible. As such, the impact on highway safety accords with CS Policy T2 and relevant NPPF policies.

Recommendation: Approve with Conditions

Condition(s) (6)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development shall be carried out in accordance with the following plans and documents hereby approved: -

- PROPOSED BAR DETAILS REV A
- PROPOSED PLAN REV B
- PROPOSED STRUCTURAL DETAILS REV B
- PROPOSED DOOR DETAILS REV B
- PROPOSED ELEVATIONS REV B
- SLATE SPECIFICATION
- GRILLE SPECIFICATION
- Email chain from Richard Smith to the Case Officer on 06/05/2026 at 13:46, Subject 'Re: The Globe, Rochdale I 25/01029/LBC & 25/01028/FUL'

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 The proposed extraction grilles shall be as per the approved specification 'Cast Iron Air Brick Company'. The grilles shall be installed in accordance with the approved details and retained as such thereafter.

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 proposed slate erected to the smoking shelter shall be Welsh Penryhn Country Slate in Heather Blue. The slates shall be installed in accordance with the approved details and retained as such thereafter.

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 The proposed doors shall be carried out in accordance with the approved Door Details drawing 'Proposed Door Details', pursuant to approved plans condition in Condition 2.

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.

- 6 The methodology regarding the door details included in the email chain from Richard Smith to the Case Officer on 06/05/2026 at 13:46, Subject 'Re: The Globe, Rochdale I 25/01029/LBC & 25/01028/FUL' is approved. The development shall be carried out in accordance with the approved methodology.

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.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.