

Officer Report

Case Reference: 25/01029/LBC
Location: Globe Inn 218 Ramsden Road Wardle Rochdale OL12 9NU
Proposal: Listed Building Consent for 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 DESCRIPTION AND CONTEXT

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

Listed building consent is sought for the following:

- Replacement smoking shelter
- New extraction flue

- Window alterations
- Conversion of door into window
- Bricking up of door
- New fire door
- Removal of walls to create a larger kitchen and associated structural works
- Creation of a doorway linking rooms within the bar area
- Enlarged bar area
- New and replacement adverts

RELEVANT PLANNING HISTORY

12/56245/ADV - 1 externally illuminated fascia sign, 3 non illuminated board signs and 1 externally illuminated board sign (Retrospective). - Grant subject to conditions 2013-02-04

25/01028/FUL - Pending Consideration

PL/2025/1356 - Pending Consideration

PL/2025/1354 - Pending Consideration

RELEVANT PLANNING POLICY

Legislation

Planning (Listed Building and Conservation Areas Act) 1990

Section 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 Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone (PfE):

JP-P1 Sustainable Places

JP-J2 Heritage

Adopted Rochdale Core Strategy (CS):

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

ASSESSMENT

In accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must 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.

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.

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.'

In order to facilitate the refurbishment of the public house, the following works are proposed and discussed in turn; utilising how the Conservation Officer shared their consultation response.

- Replacement smoking shelter

At the rear of the property, there is an existing smoking shelter and a rear extension located which does not appear to have listed building consent. This application seeks to remove the existing polycarbonate roof of the smoking shelter and replace with a Welsh slate in the colour Heather Blue, which subject to conditions, is considered acceptable. The existing extension is proposed to be retained and a stonework used, which would improve upon the existing situation on site. The Conservation Officer has concluded the impact on the heritage asset is therefore considered neutral.

- New extraction grilles

The proposals include two new extraction grilles which are along the southeastern elevation to serve the new kitchen. The specification of the grille, the Square Slotted Air Grilles provided by the Cast Iron Air Brick Company, is acceptable and secured via condition. No objections are raised by the Conservation Officer.

- Window alterations

The proposed window alteration relates to a proposed door to be reinstated in a formerly blocked up doorway; the submitted doors and details are acceptable, and a condition has been attached to this decision notice ensuring any structural elements i.e. lintels or beams, are fabricated in timber and finished in a lime mortar/plaster. The reinstatement of the blocked doorway is concluded to have a neutral impact on the development.

- New fire door

Details of the fire door are considered acceptable and secured via the approved plans condition. The methodology of their insertion/removal is also secured via condition.

- Removal of walls to create a larger kitchen and associated structural works

There are proposals to remove existing stud walls within the kitchen. These are not original walls, and it is considered their removal is acceptable. As stated with regards to doors, any structural elements to be installed at the property should be fabricated in timber and finished in a lime mortar/plaster.

- Creation of a doorway linking rooms within the bar area

The creation of this proposed doorway is to link different areas of the public house. The consequence of this is the loss of historic fabric, which would cause a low level of less than substantial harm. As such, paragraph 215 of the NPPF is engaged and will be assessed later in this report.

- Enlarged bar area

The proposed bar area is to be enlarged, and full elevations submitted are considered acceptable. These are secured via the approved plans condition.

Balancing Exercise and conclusion

The NPPF requires, where less than substantial harm to a heritage asset is identified, that a balancing exercise is undertaken with respect to the public benefits of a scheme.

The development proposals would result largely in neutral harm to the significance of the building, which is included in the national list at Grade II, however the loss of historic fabric to facilitate the proposed internal doorway, would result in a low level of less than substantial harm.

The proposed works would refurbish the internal of the building and secure the heritage asset's optimum viable use, securing a viable long-term use for the building and ensuring the longevity of the building. The public benefits of the proposed works will aid keeping the Listed Building into viable use with interventions which are ultimately justified, and the harm minimised through condition, would clearly outweigh the low level of less than substantial harm that arises.

Therefore, having regard to Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, policy JP-P2 of the adopted Places for Everyone, policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and Chapter 16 of the NPPF, the application is recommended for approval.

Recommendation: Approve with Conditions

Condition(s) (7)

- 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.
- 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'
- Proposed Door Details

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 works shall be carried out in accordance with the methodology relating to 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'.

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 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.

- 6 Any making good following installation of new structural elements, i.e. structural beams, lintels, shall use a breathable lime-based mortar and plaster and be fabricated in timber.

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.

- 7 The proposed internal doors shall be fabricated in timber as shown on approved drawing 'Proposed Door Details' pursuant to condition 2 of this permission.

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.