

2 June 2026

Supplementary Heritage Assessment (Reference PL/2026/0291)

Site:

14 St James Terrace
Heywood
Rochdale
OL10 3AB

Heritage Assessment Preamble: Application's Assessment Background

This supplementary Heritage Assessment has been provided to support the Design & Access Statement for planning consideration for the proposal "Change of use and conversion of existing dwelling (Use Class C3) into an 8-bedroom House of Multiple Occupation (HMO) (Use Class Sui Generis) and provision of cycle shelter and bin store."

Part of the statutory publicity procedures for any planning application includes public consultation. This application's 21-day consultation period had ended on the 8th May 2026, but it is understood the LPA will consider all public comments after the expiry date until the application has been determined. Although the public consultation comments are not published within the Rochdale Borough Council's website, these comments are available for the agent and applicant's review if requested.

There had been one public representation received from the LPA's Highway Authority confirming there were no concerns in regard to parking and highway safety given the site's sustainable location and its previous lack of off-road parking. At the time of the application's validation, the Conservation Officer was not originally consulted.

No.14 St James Terrace is not a listed building and outside of any Conservation Area by some distance (the nearest being near Heywood Station Conservation Area, 1.2km from 14 St James Terrace). The application's submission had provided sufficient information for the proposal to be assessed under local Policy DM1 (General Development Requirements) that includes impact on the character and appearance of an area and also impacts upon neighbouring amenities. Further assessment to the impact to the adjacent Church of St James has been provided within the Design & Access Statement, Section 5.3. The proposal does not include

any external alterations beyond what could be built under permitted development (i.e. the bike and bin storage).

At the planning officer's request, additional information had been provided for the Housing Team to assess the HMO's communal living and storage space was compliant with any potential HMO licensing process. In addition, the planning officer had requested further information for consideration to any potential noise impacts of the change of use and this was also provided to expand upon what was written within the D&A Statement.

For an application to be determined by the Planning Committee within Rochdale Borough Council, a ward councillor has the power to call in an application in as long as material reasons are provided and agreed by the Chairperson. This application was called in on the 11th May 2026. The material reasons for the request were provided but most have no relevance to this proposal. The reasons listed are below:

- Impact on Local Character/Appearance: The design, bulk, or materials do not match the existing building or surrounding area of St James's Terrace.
- Loss of Family Homes or Employment Space: Converting larger houses into multiple small flats or changing commercial/employment space into residential can be refused, particularly in high-demand areas.
- Highway Safety and Parking: Insufficient off-street parking, increased traffic, or poor access to a public highway.
- Neighbour Amenity (Overlooking/Overshadowing): New windows causing loss of privacy (overlooking) or extensions/structures causing loss of light (overshadowing), often assessed using the 45-degree rule.
- Substandard Living Space: Failing to meet minimum space standards, lack of natural light, or poor layout.
- Heritage and Conservation: Affecting the special character of listed buildings or conservation areas.
- Environmental and Biodiversity Risks: Impact on protected trees or wildlife habitats (e.g., bats).
- Flood Risk: Proposed developments in high-risk flood zones

Unfortunately, due to the May 2026 local elections, there has yet to have a Chairperson elected to determine if the material reasons raised above are sufficient for the planning committee's determination (for June or July's committees) or if the application can proceed with a delegated decision (at the time of writing of this document).

In the meantime, an email was received on the 20th May from the planning officer with a new update that a neighbour had nominated no.14 as a non-designated

heritage asset (NDHA). The Conservation Officer had agreed to the nomination based upon the details received “due to the historical significance” of the dwelling. When asked what details have been provided or discovered, we received the brief notes below to the reason on the 29th May:

- Age (pre 1851)
- Of Architectural Interest
- Links to notable local people

The Rochdale’s NDHA details on their website has criteria for nomination below:

- **Architectural significance** - sites that demonstrate local architectural style and character or are associated with a local architect, designer or engineer of importance.
- **Historical significance** - sites associated with a local historical event, that have importance as a community asset, are associated with local famous or notable people or appear on the First Edition of the Ordnance Survey Map.
- **Positive contribution** - such as a landmark or as part of a key view.
- **Designed landscape** - asset is a component of a designed landscape.

The timing of the NDHA nomination is important to note within the planning assessment’s details. As no further information of the nomination or further details were provided from the LPA on why St James Terrace has now been designated as a local heritage asset, below is a draft heritage assessment based upon what can be gleaned from the public documentation and history of the area. Once further details on the significance are provided from the forthcoming Conservation Officer’s consultation, this document may be amended to address any potential issues or concerns with the level of detail that is proportionate to the asset’s importance.

Heritage Assessment

1. Introduction

A separate Heritage Assessment has been requested to supplement the planning application referenced PL/2026/0291 for the proposal “Change of use and conversion of existing dwelling (Use Class C3) into and 8-bedroom House of Multiple Occupation (HMO) (Use Class Sui Generis) and provision of cycle shelter and bin store.” The application was validated 13th April 2026. Part of the application’s submission included a Design and Access Statement that assessed the proposal’s neutral impact to the adjacent Grade II Listed Church of St James in

accordance with Sections 66 and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF Section 16.

2. Area History

Heywood dates back to the Anglo-Saxons with earlier settlement evidence discovered in the area dating back to the Mesolithic period. The Heywood family name dates back to the 11th century. Historical relevance with the Heywood family and as a resident of Heywood Hall was Peter Heywood who was a magistrate (along with others) who arrested Guy Fawkes during the Gunpowder Plot of 1605.

The cotton industry has brought industrialisation to Heywood in the mid-19th century, and in 1833 Heywood was noted to have 27 cotton mills. The growth of the cotton trade ground urbanisation and housing to Heywood. The town flourished after the mills were decommissioned with most going to housing projects.

3. Church of St James (adjacent to the proposal site)

With housing increasing in the area with the mill industry growth, so did the need for churches. In 1838 the Church of St James on Tower Street was built and is now Grade II Listed. The official listing states:

"Church. 1838. Chancel 1861. Ashlar with slate roof. Nave with galleries on three sides, central west tower and short chancel with vestries to north and south. 7-bay nave with stone plinth, eaves parapet, door in western bay, weathered buttresses and Y-traceried pointed openings to all the other bays. The tower has diagonal buttresses, 3-clock faces, stone band, 2 lancet openings to the bell stage, castellations and plain pinnacles. The 1-bay chancel and vestry have traceried windows with dripmoulds, the east window having 5 lights and stained glass by Hardman. Interior: the gallery has a panelled parapet, stands on cast iron columns and accommodates the organ on the right hand side. Massive cranked and cusped roof trusses with heraldic and stiffleaf bosses."

According to Heritage Gateway, the Church was constructed by local mill-owning families for their tenants. Surrounding the Church is its cemetery and the open grounds with trees and planting. Although the Church officially closed in 2014, it still remains appreciable from public viewpoints. The Church and churchyard are a freehold, and are listed on Rightmove as sold, subject to contract.

4. St James Terrace

The Church and St James Terrace are not within a Conservation Area, but impact of the planning application has been assessed on the setting of the area and the historic building. St James Terrace was assumed to be built nearer the time the Church was built as it appears on a map surveyed in 1844-1887 (OS Six-Inch Map) below (source OldMapsOnline.org, Figure 1):



The terrace consists of 4 dwellings (nos.12-18 evens) while the adjacent terrace built of 5 dwellings (not yet surveyed within the above illustration) was built later (nos.2-10 evens). The original St James Terrace may have had residents that included gentry according to HeywoodHistory.org. One particular resident was Mr Jacob Chadwick, Esquire, who had manufacturing connections with the former Paved Brow Mill in 1850 (according to the same website).

5. The Proposal for 14 St James Terrace

The proposed change of use of the building is to maintain a residential use for an 8-bed HMO. The alterations include movement to some of the front bedroom and bathroom walls at first floor level to create three ensuite bedrooms in its place. There may be some of the 20th century fireplaces removed as part of the refurbishment as demonstrated within the proposed drawings. What is anticipated in the redecoration works is to retain as much of the remaining historic fabric that can be preserved and a light touch redecoration throughout. Internal alterations to the building do not require consent within the planning system.

No other external alterations are proposed, other than the erection of bin and bike stores in the rear garden that would not normally require planning permission. The

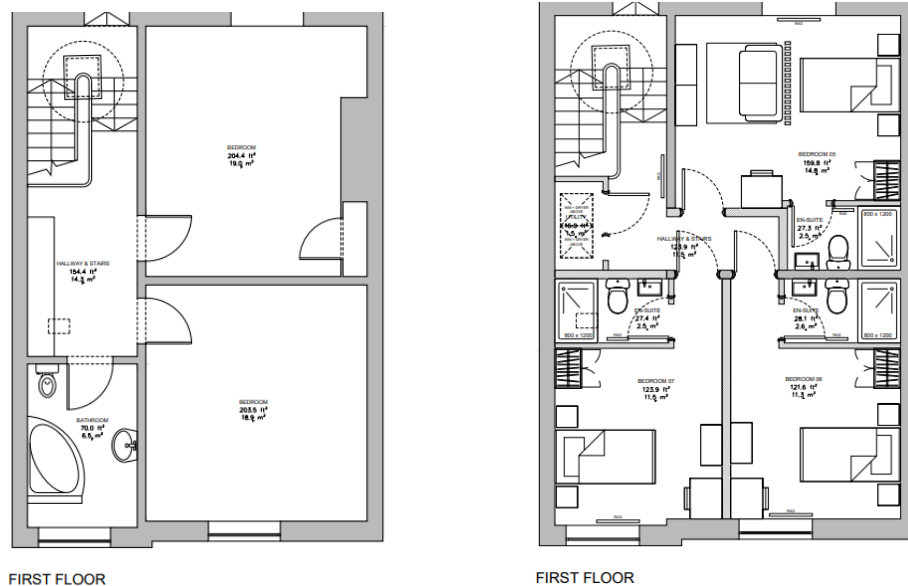
more external visible historic features to be retained to no.14 are its original door with transom that is quite similar to the other front entrances within the terrace.

Other dwellings within the terrace have had modern upgrades to window replacements or other external alterations, such as an addition of fence panelling to the rear wall along Cartridge Street as seen within no.12 adjacent. The proposal of this application will retain the brick wall as it adds to the visual interest of the terrace. No.14 has had its windows replaced, but glazing patterns along the terrace are varied.

6. Impact Assessment

The alterations proposed are internal alterations or minor changes of an additional bin and bike store in the rear garden. The impact of the internal changes would not alter the public viewpoints and setting and is expected to have a neutral impact on the setting of the listed church - therefore preserving the setting of the character of the area.

The alterations to reorder a bedroom and bathroom within the front rooms on the first-floor level will require some wall demolition, but as the building is not listed, these alterations are minor in scale, and would not impact the wider character setting of the building (Figures 2-3, below):



Figures 2-3: Partial First Floor Existing (left) and Proposed (right)

The use of the building would continue for residential purposes, although classified formally as sui generis due to its proposed occupant counts. As with most HMO conversions, to revert back to a single-family C3 dwelling will require minimal effort with a new change of use planning application.

The NPPF's paragraph 216 states that the effect of an application on the significance of a NDHA should be considered in determining the application. In weighing applications that directly or indirectly affect an NDHA, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.

Our proposal will allow the dwelling to be continued for residential purposes and therefore this change is consistent with its historic use. There is no separate consent regime for NDHAs. The building is not listed so permitted development rights are still in place for internal alterations and changes, such as the conversion of the first-floor room reconfigurations and the removal of some fireplaces. No external alterations are proposed that would cause any impact to the terrace as a whole and its relationship to the adjacent Grade II Listed church. Preservation of a setting of a listed building does not equate to *no change*; it specifically means *no harm*.

7. Conclusion

In consideration to the national planning policies and guidance, the proposed alterations will have minimal impact to the local heritage asset of the listed church and character of the area in accordance with Sections 66 and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF Section 16. In consideration to local policy and standards, as the building's use remains as residential with minor additions of a bike and bin store, the proposal would comply with Policy P2 of the Rochdale Adopted Core Strategy. (Additional assessment on space standards, noise, highways, and biodiversity are included within separate documents as part of the application's submission.)

NB: This document may be amended if any new historic significance of the dwelling has been discovered within the Conservation Officer's consultation response.

Annex A: Existing Site Photos









