

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

15/06/2026

Application reference

PL/2026/0155

Address

Stable Hills, Chadwick Hall Road, Rochdale, OL11 4DJ

Proposal

Erection of detached garage/storage space to side of dwelling

Affected Heritage Assets

Designated heritage assets

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Non-designated heritage assets

- Stable Hills

Summary

While there are no objections to the principle of a garage building, there are concerns about the size, scale and appearance of the current proposal. The proposal would cause some harm to the significance of the non-designated heritage asset. This is a material consideration in the planning balance.

There would also be some minor less than substantial harm to the significance of the grade II listed Hill House and this should be weighed against any public benefits stemming from the proposal.

Assessment

Site description and significance

Stable Hills was built in the 1850s as a coach house/barn to Hill House. It is two storey and built in stone with a slate roof. It was converted into a separate dwelling in the 1950s and sold into separate ownership to the grade II listed Hill House at this time.

Stable Hills makes a positive contribution to the setting and significance of the grade II listed Hill House, as a historic outbuilding. It has also been identified as a non-designated heritage asset, due to its age, contribution to setting of Hill House and its architectural interest.

Stable Hills lies within the historic curtilage of Hill House, but as noted above were separated in the 1950s. Hill House likely dates from the early 17th century and has a three-unit hearth passage plan. It was extended sometime around the turn of the 20th century. It also appears to have undergone alterations around the same time. Hill House is listed at grade II for its special architectural and historic interest. While no longer within the curtilage of Hill House, development within the grounds of Stable Hills still has the potential to impact on the setting of this designated heritage asset.

Relevant legislation and planning policy

Planning (Listed Buildings and Conservation Areas) Act 1990

66(1) - 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.

National Planning Policy Framework (NPPF)

Chapter 16 deals with conserving and enhancing the historic environment.

Paragraphs 207 to 216 set out how proposals affecting heritage assets should be assessed. Any harm to the significance of a designated heritage asset requires clear and convincing justification (paragraph 213). Where a proposal would result in less than substantial harm to the significance of a designated heritage asset, this should be weighed against any public benefits stemming from the proposal (paragraph 215).

The impact of a development on the significance of a non-designated heritage asset is also a material planning consideration. A balanced judgement should be had, having regard to the scale of any harm or loss and the significance of the asset.

Places for Everyone (PfE)

Policy JP:P2 deals with heritage. It seeks to positively conserve, sustain and enhance the area's historic environment. It also confirms that proposals affecting heritage assets will be assessed in accordance with national planning policies.

Rochdale Core Strategy (CS)

Policy P2 deals with protecting and enhancing character, landscape and heritage. It seeks to conserve, enhance and promote key heritage assets, and conserve, enhance and utilise other non-statutory heritage assets of local interest.

Assessment of proposals

The proposal is for the construction of a detached garage building and store to the east of the house. It would have dimensions of 11.6m by 9.5m with accommodation over two storeys: a garage at ground floor with storage at first floor. The garage would have a very shallow dual-pitched roof.

The materials show a proposed stone colour cladding, with corrugated roof sheets. There would be roller shutters to the main garage doors, with rooflights serving the upper floor.

There are no heritage objections to the principle of a garage serving the property. However, there are concerns about the size and scale of the building, as well as its external appearance. As the elevations indicate, it would be a large structure, which would not appear particularly subservient to the host dwelling. The shallow roof pitch and the rollershutters to the garage doors give the building an industrial appearance, which would be incongruous within the setting of this former coach house and barn and the wider setting of the historic Hill House.

It is considered that the proposal as it stands would cause minor harm to the significance of Stable Hills, which is a non-designated heritage asset, due to incongruous development within its setting. There would also be some minor less than substantial harm to the significance of Hill House, through inappropriate development within its wider setting.

To address these concerns, the following amendments are suggested:

- Significantly reduce the scale of the building
- Review the roof form – if a dual pitched roof is proposed, it should have a steeper pitch (this would require a reduction in the depth of the building)
- A higher quality of materials is required – introduce natural stone to the exterior of the building. The use of corrugated roof sheeting is not appropriate, and a higher quality roofing material should be used, such as slate.

Re-consultation

Yes