

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

17 June 2026

Application reference

PL/2026/0405

Address

Crescent Hall Nursery (former Silver Street Chapel), Edmund Street, Rochdale, OL12 6QG

Proposal

Listed building consent for partial application of lime render to existing perimeter wall

Affected Heritage Assets

Designated heritage assets

- Silver Street Chapel (grade II)
- Spotland Bridge Conservation Area

Non-designated heritage assets

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Summary

Additional information required – either by condition or preferably upfront.

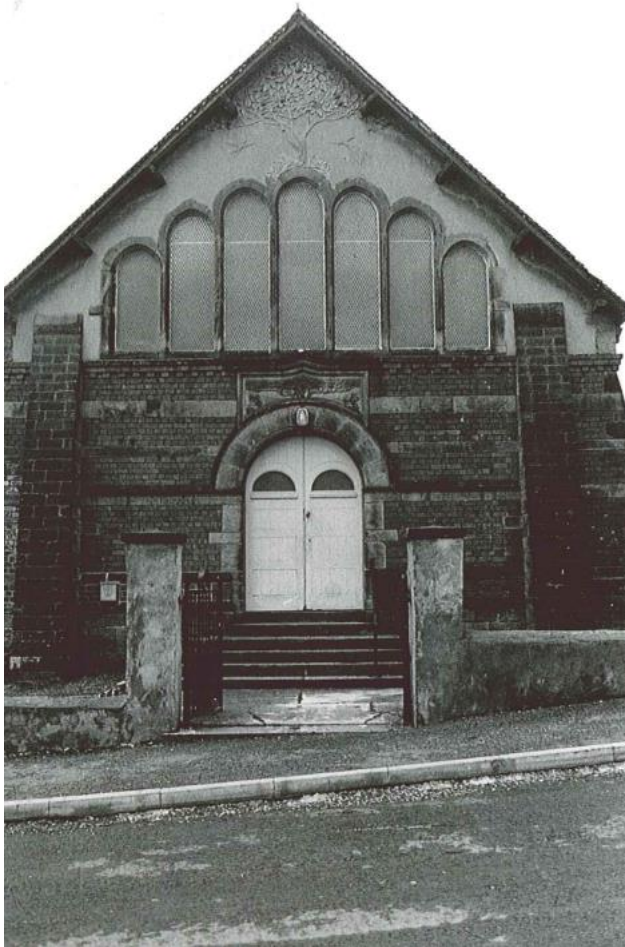
Assessment

Site description and significance

Silver Street Chapel was designed by eminent Middleton architect Edgar Wood for the Wesleyan Methodists and opened in 1895. The Chapel was extended in 1902. It is predominately brick, with stone and render detailing. The Chapel is one of the earliest of Edgar Wood's ecclesiastical designs. It is now used as a children's nursery.

The existing brick wall is not original, although its date of construction is not known. Historic images show a standing stone boundary along Edmund Street, with a fence along Silver Street submitted by

the applicant. Later black and white photos appear to show a rendered wall (it is not known if this is the existing wall):



Relevant legislation and planning policy

Planning (Listed Buildings 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 Planning Policy Framework (NPPF 2025)

Chapter 16 deals with conserving and enhancing the historic environment. Paragraphs 207 to 215 set out how proposals affecting designated heritage assets should be assessed.

Assessment of proposals

Planning permission and listed building consent have previously been granted for the installation of new gates and fencing above the brick wall.

The existing brick wall has a neutral impact on the significance of the listed building. However, it is in relatively poor condition. Much of the face of the brickwork has spalled. This perhaps is a result of previous render treatment.

Given the condition of the wall, it is acknowledged that there is a need for it to be repaired to prevent further deterioration. The introduction of weepholes would reduce any moisture build up. The use of a lime render would protect the brickwork and help to prevent further deterioration. Given that there are elements of render on the existing building, it is considered that a case can be made for the use of lime render on the lower sections of the walls, leaving the top of the wall and the piers clear. This would be subject to appropriate detailing, finish and colour.

To prevent the need for pre-commencement conditions and to ensure an acceptable visual appearance, please can the applicant provide the following details:

- Confirmation of the lime render to be used and the proposed colour and finish
- An indicative large-scale elevation showing the wall repairs and weepholes
- A methodology for the repair works

Conclusions

Given the condition of the existing wall and its non-original nature, it is considered that a case can be made for the application of lime render. Further details are required to ensure that a neutral impact on significance can be achieved.

Re-consultation

Yes on submission of requested details.