

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/01160/LBC	Nick Brookman	1 st July 2026

DETERMINATION DATE

3rd July 2026 (Extension of Time)

Address: Reed Hotel, Reed Hill, Rochdale, OL16 1DF

Proposal: Listed Building consent for the change of use from Public House (Sui Generis) to 10no. apartments (Class C3) including alterations to fenestration on all elevations, removal of external staircase, erection of single storey rear extension on west elevation and excavation works to reveal light wells

PUBLICITY	Weekly list expired?	Y	Site Notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RG

DATE: 02 July 2026

SITE

The application site relates to the Reed Hotel, 1 Reed Hill, Rochdale, OL16 1DF which is a former Public House.

The Reed Hotel is a three storey building constructed in the last 18th century and it has operated as a hotel for much of its history. The building is Grade II Listed and it is situated just to the north of the heavily pedestrianised shopping street of Yorkshire Street. Hunters Lane in the north provides vehicular and pedestrian access to the site.

Materially, the Reed Hotel has red brick elevation with stone quoins, lintels and sills, externally, the building retains its historic character. Internally, there have been some alterations, however historic elements remain, including joinery, cornicing, and staircases. At ground floor level, while painted, good quality joinery and decorative features survive. The building is of architectural and historic interest. It makes an important positive contribution to the street scene and is of group value with other Listed Buildings within the nearby Toad Lane Conservation Area.

The application site does not fall within a Conservation Area and the site is located within Flood Zone 1.

The site lies within the Central Rochdale Ward and is situated within the designated Urban Area within Rochdale's defined town centre. The immediate area is predominately commercial in nature.

PROPOSAL

The application seeks Listed Building Consent for the change of use from the former Public House (Sui Generis) to 10no. apartments (Class C3) including alterations to fenestration on all elevations, removal of external staircase, erection of single storey rear extension on west elevation and excavation works to reveal light wells.

The proposed apartments will be distributed across the basement, ground, first and second floor with 8 of them to be provided as 1 bedroom apartments and 2, 2 bedroom apartments.

The existing building footprint remains unchanged save for a small single storey rear extension which will be constructed of matching materials. Existing window openings are being retained with some existing door opens being converted into windows to accommodate the development. New lightwells will be incorporated onto the basement on the east and south elevations.

All windows will be timber sash.

6 car parking spaces are being provided at the rear of the building to be accessible via the existing vehicular access point on Reed Hill.

A secure bike store and external bin store are also being provided.

Planning permission is also sought for the same proposals under planning application 24/01159/FUL.

RELEVANT PLANNING POLICY

Planning (Listed Building and Conservation Areas Act) 1990 (as amended)

Section 72 of the above Act states that with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Guidance

National Planning Policy Framework (NPPF)

Chapter 2 Achieving sustainable development

Chapter 12 Achieving well-designed places

Chapter 16 Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

Development Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, and saved Unitary Development Plan (UDP) policies. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

Places for People

JP-P1 Sustainable Places

JP-P2 Heritage

Rochdale Core Strategy (CS)

SO3 Improving design, image and quality of place

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

Other

National Design Guide (2019) (Ministry of Housing, Communities and Local Government).

RELEVANT SITE HISTORY

24/01159/FUL – (Corresponding application) - Change of use from Public House (Sui Generis) to 10no. apartments (Class C3) including alterations to fenestration on all elevations, removal of external staircase, erection of single storey rear extension on west elevation and excavation works to reveal light wells – pending consideration.

13/00170/LBC – Remove existing bricks and replace with handmade bricks to match in required areas. Approved subject to conditions September 2013.

CONSULTATION RESPONSES

Conservation Officer

No objection subject to conditions. Discussed in more detail later in the report.

The Georgian Group

No objection subject to conditions. Discussed in more detail later in the report.

REPRESENTATIONS

The application has been publicised with a site notice, press notice and neighbour notification letters. No comments have been received.

ANALYSIS

Principle

As concluded within accompanying application 24/01159/FUL, it is considered that the proposal would lead to the provision of much needed and sought after residential accommodation in a highly sustainable location. The proposed apartment units created would assist the Borough in meeting its housing requirements and the proposed development comprises the conversion of an existing building on a brownfield site, with the existing dilapidated site beginning to have a negative impact on the character of the local area. The development is therefore acceptable in principle.

Design, Visual Amenity and Heritage Impacts

One of the core planning principles of the NPPF is to always seek to secure high quality design. Section 12 of the NPPF places particular emphasis on achieving high quality design and section 16 places value on conserving and enhancing the historic environment. Paragraphs 131 and 135 of the NPPF state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Paragraph 208 of the NPPF states that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal, and this assessment should be taken into account when considering impact of the proposal on a heritage asset.

Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset's conservation. Significance

can be harmed or lost through alteration of a heritage asset and as they are irreplaceable, any harm or loss should require clear and convincing justification (p.213).

Locally, Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the Borough, to adhere to high standards of design. Policy DM1 of the adopted Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

Policy P2 of the adopted Core Strategy states that the Council will protect the borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. This is also supported by saved UDP Policy BE/17. In this case, the site lies within the Rochdale Town Centre Conservation Area.

PfE Policy JP-J2 (Heritage) sets out that particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

In terms of heritage implications, the application site is Grade II Listed with the official listing description being as follows:

"Hotel, now public house. Late C18. Brick with stone dressings and slate roof. 2 rooms wide by 2 deep with central door. 3 bays wide and of 3 storeys and basement. Hipped roof. Door has cast iron overlight, pilasters and cornice. Left hand ground floor corner is rounded off and stone moulded corbel carries brickwork above. The right corner has a stone quoin. Windows have stone wedge lintels and sills, the first floor having a sill band and a central blind window".

Paragraph 215 of the NPPF 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.

Externally, the building retains its historic character with red brick, stone quoins, lintels and sills. Internally, there have been some alterations but historic elements remain, including joinery, corning and staircases. The Council's Conservation Officer notes that the building is of architectural and historic interest. It makes an important positive contribution to the street scene and is of group value with other Listed Buildings within the nearby Toad Lane Conservation Area.

A Heritage Statement accompanies the application and the Council's Conservation Officer was consulted on this application.

The submitted plans have been amended since original submission owing to the benefit of correspondence between the Council's Conservation Officer, the Georgian Group and the applicant and their Architect. Now, as proposed, the plans indicate that the following external works will be undertaken to the elevations:

North Elevation - Drawing A1559(02)AP007 Rev P8

1. Original window on ground floor as highlighted will be preserved and restored. All other windows are to be replaced with slimline timber sash double-glazed windows with a maximum thickness of 14mm.
2. Existing external entrance to be retained to apartment 5 entrance with other existing door to be replaced with a fixed glass panel.
3. Proposed lightwell's to be incorporated into basement elevation.
4. Existing door to be converted into a window.

East Elevation – Drawing No A1559(02)AP006 Rev P10

1. Original windows at ground floor level will be preserved and restored. All other windows are to be replaced with slimline timber sash double-glazed windows with a maximum thickness of 14mm.
2. Proposed window will be inserted into lightwell serving the basement with existing lintel retained. Existing main entrance will serve as main entrance to apartments.
3. Existing gate will serve proposed access to bin, bike store and meter room.

South Elevation – Drawing No A1559(02)AP008 Rev P10

1. Original windows will be preserved and restored. All other windows are to be replaced with slimline timber sash double-glazed windows with a maximum thickness of 14mm.
2. Proposed lightwell incorporated into south elevation.
3. Two new windows to be inserted at ground floor level.

West Elevation – Drawing No A1559(02)AP009 Rev P9

1. Original windows will be preserved and restored. All other windows are to be replaced with slimline timber sash double-glazed windows with a maximum thickness of 14mm.
2. Existing external staircase to be removed and doorways at first floor and second floor to be infilled with new windows.
3. Proposed single storey extension to be constructed to infill existing gap and be constructed of materials to match existing.

The new window openings would seamlessly accommodate their elevations given their matching proportion and size.

It is considered that the overall level of harm of the proposed external works would be low, subject to appropriate detailing and making good existing windows that aren't being directly replaced. The replacement of several external doors with an appropriate window would improve the appearance of the Listed Building, as would the removal of the external staircase structure which dominates the west elevation. To minimise the level of harm, it is recommended that full specifications be secured by condition to ensure all new glazing adopts a matching sliding sash design and is fitted in a manner that aligns with the original timber sash style. This approach will maintain consistent sight lines with the existing windows.

Given the minimal level of external alterations, it is considered that the development of the residential apartments is unlikely in principle to materially harm the significance of the listed building. As such the principle of apartment use in heritage terms is acceptable.

Internally, alterations are kept to the bare minimum following the submission of amended plans to preserve the historic fabric of the interior with most changes coming at basement and ground floor level only. Changes comprise new openings into existing walls to facilitate access and the future use of the development. Existing lobby finishes and doors to be retained and refurbished. Existing cellar drop opening will be converted into a new window opening serving Apartment 6 in the basement. The meter room will be located in the basement.

As recommended by the Conservation Officer, a schedule of repairs and finishes should be submitted, either by condition or up front as part of the application. This should include details of new fittings such as walls, doors, joinery and secondary glazing. It should also include provisions for the retention of surviving historic fabric, including the coving, skirting boards, timber floors and lath and plaster ceilings and walls.

Overall, elements of the proposal would result in less than substantial harm to the significance of the building. In accordance with NPPF paragraph 213, any harm to the significance of a designated heritage asset should require clear and convincing justification.

Where a development 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 (NPPF paragraph 215). In this instance, the proposal would bring this vacant building back into use. Residential apartments are a use which would secure the long-term viability of the building and prevent further decay. It would also increase footfall and activity within the Rochdale Town Centre and would secure the future of this important building.

Subject to conditions, the proposal will accord with the requirements of Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which requires considerable weight and importance to be given to preserving and enhancing the setting of listed buildings and conservation areas; Policies P2, P3 and DM1 of the adopted Core Strategy; Policy BE/17 of the Council's UDP; PFE policy JP-H1 and the NPPF.

Conclusion

The site is located within a highly sustainable urban location and the conversion of the existing building to residential use would not damage the viability and vitality of the centre. The works would lead to less than substantial harm on the significance of the Grade II listed building and bring about public benefits, including allowing the future maintenance of the designated heritage asset and providing additional housing stock within Rochdale.

RECOMMENDATION

GRANT listed building consent subject to the following conditions:

That listed building consent be granted subject to the following conditions:

1. The works must be begun not later than three years beginning with the date of this consent.

Reason: Required to be imposed under section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This consent relates to the following plans and documents:

Plans:

- Location Plan & Existing Site Plan Drawing No A1559(01)AP001 Rev P4
- Proposed Site Plan Drawing No A1559(02)AP001 Rev P9
- Proposed Basement Plan Drawing No A1559(02)AP002 Rev P8
- Proposed Ground Floor Plan Drawing No A1559(02)AP003 Rev P15
- Proposed First Floor Plan Drawing No A1559(02)AP004 Rev P8
- Proposed Second Floor Plan Drawing No A1559(02)AP005 Rev P10
- Proposed North Elevations Drawing No A1559(02)AP007 Rev P8
- Proposed East Elevations Drawing No A1559(02)AP006 Rev P10
- Proposed South Elevations Drawing No A1559(02)AP008 Rev P10
- Proposed West Elevations Drawing No A1559(02)AP009 Rev P9
- Demolished Basement Plan Drawing no A1559(01)AP014 Rev P1
- Demolished Ground Floor Plan Drawing No A1559(01)AP015 Rev P2
- Demolished First Floor Plan Drawing no A1559(01)AP016 Rev P1
- Demolished Second Floor Plan Drawing No A1559(01)AP017 Rev P1
- Bike Store Details Drawing No A1559(02)AP011 Rev P3
- Letter Box Details Drawing No A1559(02)AP013 Rev P1

Documents:

- Heritage Statement dated 9th November 2024 and revised 3rd March 2025
- Structural Waterproofing Measures Report Referenced 32589 dated 14th May 2026

and the works shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition below.

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

3. Prior to their installation or repair, both a window and door schedule for all windows and doors to be repaired or replaced shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of any doubt the schedules should include large scale drawings of at least 1:20, 1:10 or 1:5 and include (but not be limited to) the following details:

- a) The age of each existing window and whether that window is to be replaced or repaired, scaled drawings of any new and replacement windows, including elevations, the set back from facing brickwork, sections through the head, jamb and cill, and details of any stile, mullions, meeting rails and glazing bars. For the avoidance of doubt all

new and replacement windows shall be fabricated in timber and all existing timber framed windows should be retained.

- b) The age of each existing door and whether that door is to be replaced or repaired, scaled drawings of any new and replacement doors, door casings and surrounds. For the avoidance of doubt all existing original or historic doors should be repaired and retained.

The work shall then be carried out in complete accordance with the approved details.

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. Prior to their installation large scale drawings shall be submitted to and approved by the Local Planning Authority showing details of the following:
 - a) New and replacement rainwater goods, soil and vent pipes. For the avoidance of doubt, these shall be cast metal and painted black.
 - b) Any Vents, extractor fans and flues.
 - c) Meter boxes, alarms, security lighting and video cameras.
 - d) Security lighting.

The work shall then be carried out in complete accordance with the approved details.

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. Prior to the commencement of any above ground works, samples of materials to be used in the construction of the proposed single storey extension of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of any doubt, a sample panel of brickwork (minimum size 900mm x 900mm) to be used in the proposed extension shall also be built on site adjacent to its proposed location within the application site. The panel shall indicate bricks, bond, mortar mix, colour and finished joint profile.

No associated work shall proceed until the proposed materials and panel have been agreed in writing by the Local Planning Authority.

The panel shall be retained on site until the end of the construction period and the development shall be carried out in accordance with the approved details shown thereon.

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.

Reason for pre-commencement condition: Details are required to protect the architectural and historic interest of the building.

6. Prior to any demolition or removal works taking place, a methodology for the demolition and making good of any internal walls shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

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. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details and specifications of any proposed partition wall finishes including cross sectional drawings and fixing details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

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.

8. All rainwater goods to the development hereby permitted shall be black. Subsequently, the rainwater goods shall not be changed without the prior written consent of the Local Planning Authority.

All rainwater goods shall be made of cast-iron, in accordance with details that have been submitted to and approved in writing by the Local Planning Authority before the development commences. Subsequently, the rainwater goods shall not be changed without the prior written consent of the Local Planning Authority.

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.

9. Prior to first occupation of the development hereby approved, all recommendations and measures identified within the Structural Waterproofing Measures Report Referenced 32589 dated 14th May 2026 shall be carried out in full.

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.

10. No internal works shall take place until a full schedule of repairs and finishes not covered by other conditions of this consent has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include:

- A photographic and written record of the existing condition of each individual space, prepared to an approved Level 2 recording standard;
- A description and methodology for all proposed repair works and finishes, including scaled drawings (not less than 1:50) where necessary;
- Details of all new fittings (e.g. walls, doors, joinery, secondary glazing);

- Provisions for the retention in situ of all surviving historic fabric (e.g. coving, skirting boards, timber floors, lath and plaster ceilings and walls), with any elements too damaged to be incorporated and retained in situ unless otherwise agreed in writing.

The approved works shall be carried out prior to first occupation or in accordance with a phasing plan agreed in writing with the Local Planning Authority.

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.

11. Notwithstanding the submitted details on the Letter Box Details Drawing No A1559(02)AP013 Rev P1, prior to first occupation of the development hereby approved, a new scheme for the proposed letter boxes shall be submitted to and approved in writing by the Local Planning Authority. No part of the development hereby approved shall be occupied until the approved details have been provided and made available for use. The approved facilities shall then be retained as approved 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.

Procedure Statement

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.