

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

14 July 2026

Application reference

25/01173/FUL

Address

Unit 1, Deen House, Station Road, Milkstone, Rochdale, OL11 1DS

Proposal

Change of use of Unit 1 to Adult Day Care Centre (Use Class E(f))

Affected Heritage Assets

Designated heritage assets

- Maclure Road Conservation Area

Non-designated heritage assets

- Deen House

Summary

No objections

Assessment

Site description and significance

The northern boundary of the site abuts the Maclure Road Conservation Area. The Maclure Road Conservation Area is dominated by two key buildings: St John's Roman Catholic Church and Rochdale Fire Station. Surrounding the fire station are 32 houses purpose built for the firemen, working at the station.

The application site was originally constructed as the Employment Office, and dates from the early 20th century. It has a central two storey block, with a single storey wing to either side, resulting in a strong sense of symmetry. It acts as a natural built boundary to the Conservation Area, facing the

roadway and the train station wall. Although it has undergone some unsympathetic alterations, it retains some features of architectural interest, including the stone architraves around the doors, and the flat segmental arches above the windows. It has been identified as a non-designated heritage asset for its architectural and historic interest.

Relevant legislation and planning policy

Planning (Listed Buildings and Conservation Areas) Act 1990

Paragraph 72(2) requires local planning authorities to pay special attention to preserving or enhancing the character and appearance of conservation areas.

National planning policy framework (NPPF)

Chapter 16 deals with conserving and enhancing the historic environment. Paragraph 207 confirms that local authorities should require applicants to provide heritage statements for proposals affecting heritage assets. Paragraphs 212 to 216 set out how proposals affecting heritage assets should be assessed. Paragraph 216 confirms that the impact of a development on a non-designated heritage asset is 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.

At a local level, Places for Everyone (PfE) policy JP-P2 and Rochdale CS policy P2 deal with heritage.

Assessment of proposals

The proposal is for the conversion of one of the single storey wings, which form part of Deen House, into an Adult Daycare Centre. It is understood that no changes are proposed to the existing elevations as part of these works.

The proposal would have a neutral impact on the significance of the Conservation Area and the non-designated heritage assets. No objections

Re-consultation

Only in the event of major changes to the proposal