

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

31 July 2026

Application reference

PL/2026/0547

Address

16 Middleton Gardens, Middleton, M24 4DF

Proposal

Change of use from food and drink outlet (Class E) to nail bar (sui generis)

Affected Heritage Assets

Designated heritage assets

- Middleton Town Centre Conservation Area

Non-designated heritage assets

- Roebuck PH, 18 Middleton Gardens

Summary

No heritage objections

Assessment

Site description and significance

The application site is a mid-terrace property on the northern side of Middleton Gardens. It is within the Middleton Town Centre Conservation Area and adjoins the Roebuck Public House, which is an important unlisted building within the Conservation Area. The application site appears to be a later infill replacing an earlier terraced building shown on the 1890s OS map.

The building is three-storey with a flat roof and a mix of hanging slate and render and is not of any architectural or historic interest. Its contribution to the character and appearance of the conservation area is very limited.

Relevant legislation and planning policy

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) - this requires local planning authorities to pay special attention to desirability of preserving or enhancing the character or appearance of conservation areas when making planning decisions.

National Planning Policy Framework (NPPF)

Chapter 16 deals with conserving and enhancing the historic environment.

Places for Everyone (PfE) policy JP-P2 and Rochdale Core Strategy policy P2

These policies deal with heritage at the local level.

Assessment of proposals

The proposal is for the change of use of the ground floor unit from a cafe to a nail bar, which is a sui generis use. The supporting information confirms that no changes are proposed to the exterior of the building. Based on this and the building's lack of historic or architectural interest, there are no objections in heritage terms to the proposed change of use.

The proposal would have a neutral impact on the significance of the designated and non-designated heritage assets. It would preserve the character and appearance of the Conservation Area.

The applicant should be advised of the need for advertisement consent for new signage.

Re-consultation

Only in the event of significant changes