

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

11 August 2026

Application reference

PL/2026/0452

Address

Standrings, Bagslate Moor Road, Rochdale, OL16 1PJ

Proposal

Construction of 1no. 4-bedroom dwelling to rear Standrings, including associated access, parking and landscaping

Affected Heritage Assets

Designated heritage assets

- Standrings House (grade II)

Non-designated heritage assets

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Summary

There are concerns that as a result of its scale, height and design, the new dwelling would compete with Standrings House as the principal house on the site. The proposal would result in less than substantial harm to the significance of the designated heritage asset. It would neither preserve nor enhance the special architectural or historic interest of the listed building.

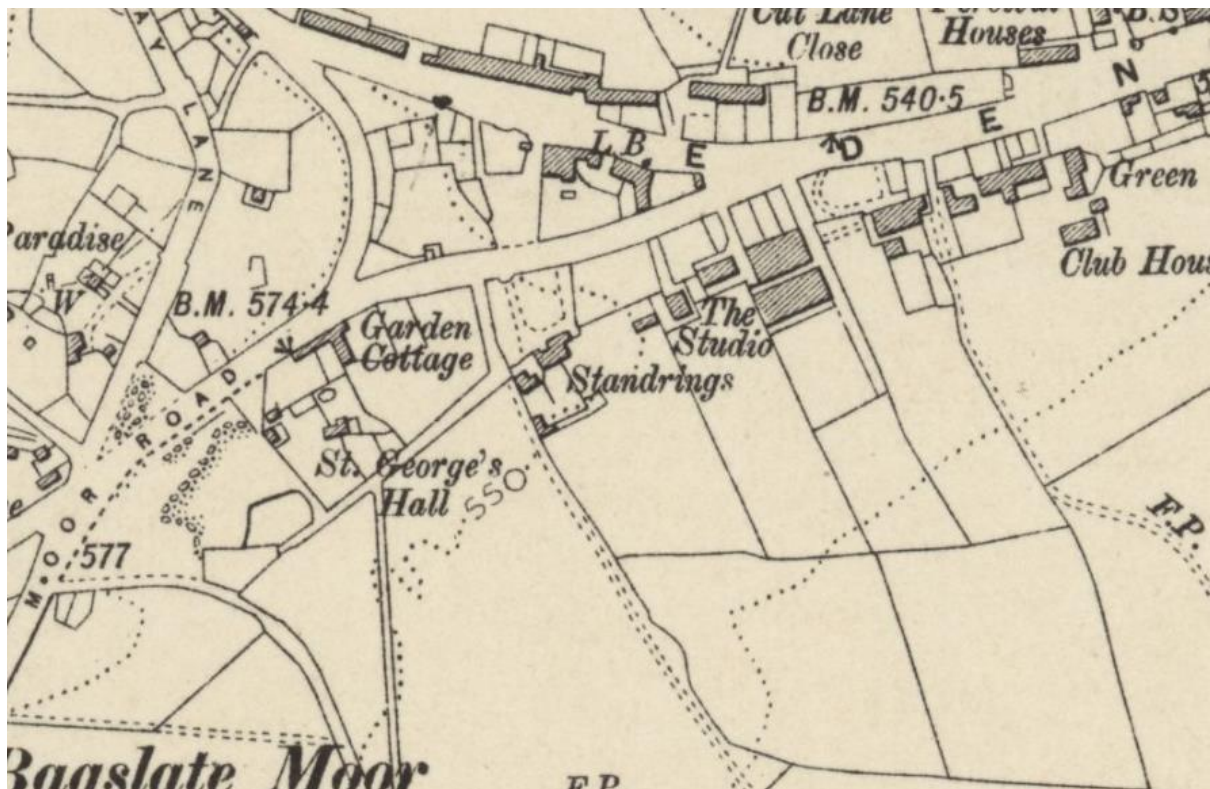
Assessment

Site description and significance

The application site sits within the rear garden of Standrings, a grade II listed building, located on the corner of Greenview Drive and Bagslate Moor Road. Standrings dates from the late 18th century, as a farmstead. It is a two-storey building, with mullioned windows and built in the local stone with a

stone slate roof. Immediately to the west lies Rose Cottage, which was built in the mid to late 19th century and is curtilage listed.

The curtilage around Standrings House appears to have been much smaller during the 19th century, with farmland surrounding the property into the early 20th century, as shown on the below 1908 OS map extract:



The curtilage associated with Standrings appears to have expanded in the 1930s, with the construction of tennis courts and what appear to be associated changing rooms. These changing rooms are still extant and form part of the application site for the proposed dwelling. The tennis courts are no longer in-situ but are still legible in the topography of the site. It is likely that the house underwent significant alterations at this time, with the barn converted into residential accommodation.

The current extent of the site's curtilage was established with the development to the south and east, built at the turn of the 21st century. As part of this development, Greenfield Drive was established and the boundary wall around the site was constructed.

Standrings House is of special architectural and historic significance. This significance derives in part from its age and as an example of an 18th century laithe house, which was altered and gentrified during the 19th and 20th centuries. While it has been altered, it still retains architectural and historic features of interest.

The tennis court changing rooms make a modest contribution to the significance of Standrings House, evidencing its gentrification in the early to mid-20th century. The agricultural setting of

Standrings has been lost and is most altered to the south and east with the late 20th century residential development. However, there is still a degree of openness to the west, with Rochdale Golf Course and in the large grounds which surround the property.

Relevant legislation and planning policy

Planning (Listed Buildings and Conservation Areas) Act 1990

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."*

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 208 to 216 set out how proposals affecting heritage assets should be assessed.

Places for Everyone (PfE) policy JP-P2 and Rochdale Core Strategy policy P2 are the local plan policies which deal with conserving and enhancing the borough's heritage.

Assessment of proposals

The application site has a relatively extensive planning history. As noted above, planning permission was granted in 1998 for the construction of houses to the south and east of Standrings House, along with Greenview Drive. An outline application for six houses within the grounds of Standrings House was withdrawn in August 2015 (14/01084/OUT refers). Planning permission and listed building consent were refused in 2018 (15/00987/OUT and 16/00694/LBC refer). The outline planning application was for three dwellings. there were three reasons for refusal. The first refusal reason related to heritage:

"The application proposes three large, detached dwellings within the rear garden of Standrings House, which is a Grade II listed building.. The rear garden of Standrings House and the mature trees within it contribute positively to its setting, and the proposed development would appreciably reduce the sense of space around the listed building and would challenge and compete with it. As such the development would fail to preserve its setting and cause harm to its significance. The harm caused would be less than substantial and would not be outweighed by the limited public benefits of the scheme. The proposal is therefore contrary to policy P2 of the adopted Rochdale Core Strategy, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the National Planning Policy Framework."

The current planning application differs from this previously refused scheme in that it relates to a single house and proposes the retention of the former tennis court changing rooms from Greenview Drive. Planning permission and listed building consent were granted for a new access and gates

earlier this year (PL/2025/1239 and PL/2026/0050 refer). Some of the plans show the gates to be installed as per this permission. However, the streetscene elevations submitted as part of the current application show the original gate scheme before it was amended. This should be clarified and any proposal amended to show the gates approved. As the gates originally proposed were not considered to be appropriate.

The proposed dwelling would be a sizeable structure, with a footprint larger than that of the neighbouring detached house. A large carport is proposed to the front of the house. The submitted plans show the existing outbuilding to be retained and split between the new dwelling and Standrings House. However, it is not clear how this would work in practice, as the red line dissects the building in an irregular manner. This should be clarified.

Site sections should also be required, along with topographical information, so that the relationship between Standrings House and the new property, as well as with the neighbouring houses, can be properly assessed.

The proposed design shows a house with two front gables and a mix of brick and stone with stone quoins to the front gables. This design is at odds with the simple linear form of the listed building. The mix of materials is also considered to be at odds with the other buildings within the curtilage. While brick is present on the modern housing, it is not a feature of Standrings House or its existing outbuildings.

There are concerns regarding the scale, design and height of the proposed dwelling, and that as a result it would compete with Standrings House as the principal house on the site. This would undermine the legibility of the site's historic development, as well as drawing attention away from the listed building. While it is acknowledged that there are large houses adjacent to the site, these are outside of the stone wall boundary, which clearly delineates the extent of Standrings House. Notwithstanding any intervisibility between the listed building itself and the application site, the proposed dwelling's location within its clearly delineated grounds means that there would be a relationship between the properties. Development of this site, if not carried out sensitively, would adversely affect the setting and as a result the significance of the listed building.

There are also concerns regarding the proposed carport to the front of the property, which would be a sizeable structure and in a prominent location at the entrance to the new dwelling.

Conclusions

There are concerns regarding the scale, massing and design of the proposed dwelling and proposed outbuilding. It is considered that it would compete with and detract from Standrings House. It would result in less than substantial harm to this designated heritage asset, as a result of intrusive development within its setting.

To overcome these concerns, the proposed dwelling would need to be reduced substantially in size and scale, so that it is clearly subordinate to Standrings House. It would likely need to be a modest single storey structure. The proposed outbuilding to the front of the property should also be omitted. In addition, the design should be simplified again to ensure that it reads as clearly

subordinate. It would neither preserve nor enhance the special architectural or historic interest of the listed building.

Re-consultation

Yes