

Officer Report

Case Reference: PL/2026/0201
Location: Stid Fold Barn, Barn Field Lane, Rochdale, OL12 9PN
Proposal: Change of use and conversion of barn to one dwelling including erection of single storey side extension, alteration to fenestration, and associated works including, landscaping, parking, installation of air source heat pump and solar panels, and siting of temporary caravan accommodation and storage container
Recommendation: Approve with Conditions
Officer: Majid Mir

SITE

The application relates to a barn and land on Stid Fold Barn. Along with application property, there is a cluster of buildings consisting of at least 3 dwellings and 2 farm compounds. The three dwellings are also grade II listed buildings. These are located to the west (Stid Fold Farmhouse) southwest (Stid Fold Barn) and to the south (Stid Fold Cottage). The application building is considered to be curtilage listed.

The application building is a stone-built structure which has been historically used as a barn. The building retains many of the original features, including the roof and stone slates.

Access to the site and building is from Barn Field Lane. Barn Field Lane is not a part of the adopted highway, with the nearest adopted highway being located a considerable distance from the application site. However, access to the site is available via the public rights of ways. The two primary routes to the site are via Public Rights of Way WarFp81 and WarFp92. Public Right of Way WarFp92 is sited to the west of the site and connects with Slack Gate. Public Right of Way WarFp81 (Barn Field Lane and Lower House Lane) connects to Knowl Syke Street. There are also two public rights of way that run through the application site (WarFp94 and WarFp97).

The application site and the barn are set further back from Barn Field Lane than compared to the neighbouring properties. There appears to be a historic boundary wall located around the farmstead. The application building is located outside this with the boundary wall forming part of the proposed boundary for the proposed dwelling. Part of the proposed curtilage is open greenfield land.

There appears to be an old ruin which may have previously been used as a cottage. However, there is no roof and only part of the original walls remain. Adjoining the

application site to the south is another single storey structure that appears to have had numerous unsympathetic works done to it. This appears to be used for storage purposes; however, it may have previously been a residential dwelling.

The application property and the rest of the cluster of properties are all located within the Green Belt.

PROPOSAL

The application seeks planning permission to change the use of the site and convert the barn into a residential dwelling, construct a single storey side extension and create new window openings in all elevations. Associated works proposed as a part of the proposed development include landscaping the site, create off street parking spaces, install an air source heat pump, install solar panels on the roof of the proposed extension, and site a temporary caravan accommodation and storage container.

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the above Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State 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

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE) 2024

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

JP-G9 The Green Belt

JP-P1 Sustainable Places

JP-P2 Heritage

JP-H1 Scale, Distribution and Phasing of New Housing Development

JP-H3 Type, Size and Design and New Housing

JP-C6 Walking and Cycling

JP-C8 Transport Requirements of New Development

Local

Adopted Rochdale Core Strategy (CS) 2016

SD1 Delivering sustainable development

DM1 General development requirements

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

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

SO4 Promoting a greener environment

G3 Renewable and low carbon energy developments

G7 Increasing the value of biodiversity and geodiversity

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD)

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

Unitary Development Plan (UDP)

EM/7 Development and Flood Risk

EM/8 Protection of Surface and Ground Water

RELEVANT SITE HISTORY

PL/2026/0197 - Change of use and conversion of barn to one dwelling including erection of single storey side extension, alteration to fenestration, and associated works including, landscaping, parking, installation of air source heat pump and solar panels, and siting of temporary caravan accommodation and storage container. Decision: Under consideration.

CONSULTATION RESPONSES

Conservation

Summary: While supportive in principle of the proposals to convert the building, further information and amendments are required. The additional information includes:

- Significance and phasing plan as part of the heritage statement
- Schedule of repairs and finishes
- Schedule of existing features (both external and internal)
- Structural report addendum – this should set out the extent of works required, as well as plans clearly showing where interventions are required
- Specialist timber survey – as advised by structural engineer
- Indicative details for the extension roof
- Landscape and boundary treatments plan

Amendments are required to the extension and the windows, including the omission of the Juliet balcony.

Following amendments:

The scheme has been amended to address the concerns raised previously. While there would inevitably be a degree of less than substantial harm, owing to the domestication of this agricultural building, a residential use will provide a viable future for it. It is acknowledged that the building is unlikely to be reused for agricultural purposes.

Subject to condition, as discussed, covering materials, details, structural report, boundary treatments and landscaping, there are no objections

REPRESENTATIONS

Letters of notification were sent to neighbouring properties; site notices were placed in the vicinity of the site and press notices were released on two occasions. The second occasion was following amendments to the proposal. No representations

were received following the first round of consultations. One objection was received during the second round of consultations. The representation is summarised below:

- Water supply - for both the temporary caravan accommodation and the barn conversion. The current water supply already covers 2 properties and have reservations that it is able to maintain a third dwelling.
- Waste water disposal - for both the temporary caravan accommodation and the barn conversion. The disposal of wastewater could affect neighbour properties if it uses the current drains or redirects any increased volume of water. Especially in the use of temporary caravan accommodation for which there is no time limit stated, there could be environmental implications prior to any septic tank being installed.
- Have no fundamental issue with the change of use of the barn to a single dwelling.
- **Officer comment: The comments are not relevant to the application for Listed Building Consent.**

ANALYSIS

In accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must 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.

NPPF paragraph 213 states that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 215 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.'

Paragraph 212 of the NPPF states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.' Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

The Conservation Officer has stated that the barn is within the curtilage of Stid Fold Farm. As such, it is considered the application site is curtilage listed.

This historic fold is typical of the Pennines region, where in small, isolated Folds, agriculture took place alongside handweaving. The presence of handweaving is

evident on the domestic buildings, where there are distinctive runs of windows at upper floor levels, designed to maximise the daylight and prolong the working day.

The application site is a former field barn, located to the northeast of the grade II listed Stid Fold Farmhouse. The list description advises that the farmhouse dates from the late 18th century. The date of the barn is not known; however, it is likely to be of a similar age. Both the farmhouse and the barn are constructed of coursed stone with quoins and stone slate roofs, materials which would have been locally available. The cart openings and owl holes to the flank elevation are still evident. While it is a vernacular structure with a simple, functional form, it is not without architectural merit, and has some detailing, including the quoins and stonework to the cart openings. The barn appears to have been little altered externally, other than the blocking up of the cart opening to the field and the insertion of new windows on the elevations. Internally, a hay store has been inserted to both sides of the cart door.

The barn is a good and largely intact example of a vernacular field barn. It has clear links to the listed farmhouse and is curtilage listed. It is an important feature within the fold, contributing both to the legibility of the fold as a historic grouping and to its character and appearance. It is of special architectural and historic significance and contributes to the significance of the listed farmhouse. However, the barn is in poor state of repair, with parts of the roof missing and clear cracks in the stonework. It is clear that the barn structure does need to partially rebuilding as has been noted in the supporting structural report and method statement. The Conservation Officer has raised no objection to the proposed works, subject to addition of the relevant conditions to safeguard the significance of the heritage asset. It is noted that a timber survey was also undertaken and confirmed that two principal trusses can be retained whereas other elements of the roof will need to be rebuilt. The proposed works are considered acceptable subject to retention of the trusses.

The barn is set further back from Barn Field Lane than any of the other properties in the cluster. It is therefore visible from longer views when travelling along the public rights of to the north, west and east.

The application proposes a single storey side extension sited to the eastern side of the barn. The proposed extension would be set back from the front elevation and rear elevation by 0.8m. The proposed extension would have a width of approximately 5.5m. The roof will be a dual pitched gable roof design that would match the pitch of the existing barn. The application proposed vertical cladding for the elevations and integrated solar panels on both sides of the roof plane. The proposed extension would be a clearly modern structure. The use of such materials would not be in keeping with the host property and would create a distinction between the historic barn and the modern extension. Additionally, a wide window opening is proposed on the northern elevation and large bifolding doors on the eastern elevation are proposed. No opening is proposed on the southern elevation. A glazed infill is proposed on the southern elevation connecting the existing barn and proposed extension. The openings would have a modern appearance owing to the size and scale. However, the design will be viewed as a modern addition to the existing barn. With views of the proposed extension visible from longer views from the north and east.

Although the material proposed differ considerably from the host property and many of the neighbouring historic properties, it would not have a dissimilar appearance from a modern barn constructed using timber cladding. The proposed extension would have a sense of subservience and would not be appear dominant. The proposed extension would also be viewed in the context of the neighbouring modern farm structures that are within the cluster of buildings.

In regard to the proposed fenestration on the existing barn, the application proposes to insert a new window opening in the first east and west elevations, two windows on the first floor north facing elevation, replace the two doors on the south elevation with windows, replace the central arch opening with glazing and a door, and fill the existing owl holes with glazing on the east and west gable elevations. It is considered that the proposed alterations would be generally in keeping with the barn building and would not appear overly domestic. However, details of the windows, doors, openings and surrounds will be required to assure that the alterations would be in-keeping with the barn. The proposed alterations would have negligible impact on the significance of the designated heritage assets.

The application proposes to remove the existing hay store. This appears to be a later addition but provides evidence of the barns use and its historic development. The Conservation Officer concluded that the removal of the hay store would cause some minor harm, however, the Conservation Officer acknowledged that its retention would not be conducive to the reuse of the barn.

The proposed extension would house the kitchen, and the alterations to the overall layout of the barn would be kept to a minimum and therefore it would limit the disturbance to the internal elements of the barn and would lead to a limited amount of external alterations to the barn.

The application does propose to landscape the site; however, it is noted that this will be kept to a minimum to retain the visual appearance of the site as it is. The proposal has allocated space for parking that will be used for temporary siting of a storage unit. Although the proposed landscaping work will not impact on the significance of the heritage asset, the change of use of the agricultural building and site would lead to domestication of the site. The legibility of the site as an agricultural unit would inevitably be reduced. It is considered that this would result in less than substantial harm to the significance of the heritage asset.

Additionally, the siting of the caravan and storage unit would add to the level harm to designated heritage asset through its siting and use. However, it is noted that the application proposes that the siting of the caravan and storage unit would be temporary to facilitate the redevelopment of the site. Subject to a condition restricting the siting of the caravan and storage unit for a limited period, the harm would be temporary.

Planning Balance

The NPPF requires, where harm to a heritage asset is identified, that a balancing exercise is undertaken with respect to the public benefits of a scheme. Paragraph 212 of the NPPF requires great weight to be given to the asset's conservation.

Where a development would lead to less than substantial harm to a designated heritage asset, Paragraph 215 of the NPPF requires local planning authorities to consider this harm against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposed development would lead to less than substantial harm, however, as noted by the Conservation Officer, the site is unlikely to be reused for agricultural purposes, with the proposed development and reuse of the barn as a dwelling providing a viable future use. It is accepted that the benefit of returning of an under used structure to an active use outweighs the harm caused. The addition of the conditions relating to materials, details, structural report and method statement, boundary treatment and landscaping would allow for the protection of the designated heritage asset.

Furthermore, as noted above, the harm identified by the siting of the caravan and storage unit would be temporary, owing to the application proposing to site the structures for a limited period to allow for the facilitation of the proposed development.

The application is therefore considered to accord with policies P2 and P3 of the Core Strategy, policies JP-P1 and JP-P2 of the adopted PfE, and in accordance with the balancing exercise required by the National Planning Policy Framework, the identified harm to the significance of the listed building is considered less than substantial and is outweighed by the public benefits provided by the proposal. The Local Planning Authority has therefore carried out the duty in accordance with the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Recommendation: Approve with Conditions

Condition(s) (15)

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

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The works shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:
 - Topographical Survey. Drawing number: S250667-DR-T-001.
Revision: A

- Floor Plans. Drawing number: S250667-DR-M-002. Revision: A
- Floor Plans. Drawing number: S250667-DR-M-003. Revision: B
- Sections. Drawing number: S250667-DR-M-004. Revision: A
- Proposed Site Plan. Drawing number: 002. Revision: 1.1
- Proposed Plans Elevations Sections. Drawing number: 001. Revision: 1.2

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works, and 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

- 3 No above ground works shall take place for the construction of the hereby approved single storey side extension until such time as a detailed specification and/or samples of materials to be used externally in the construction of the single storey side extension has first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details 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.

- 4 Prior to installation, samples of all new stone used shall be provided on site for inspection and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the duly approved details 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.

- 5 Existing slates shall be reused wherever possible. Any new slates shall match the existing roofing materials precisely in respect of unit dimensions, colour and texture and samples of all new slates shall be provided on site for inspection and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in complete accordance with the duly approved details 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.

- 6 Prior to installation, a specification for the lime mortar shall be submitted to and approved in writing by the local planning authority. For avoidance of doubt, this shall include details of colour of mortar, coursing and pointing. The development shall be carried out in complete accordance with the duly approved details 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.

- 7 All removal of existing mortar shall take place using hand (non-power tools only) unless first approved by 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.

- 8 Prior to their installation, large scale drawings (1:20, 1:10 or 1:5) shall be submitted to and approved by the local planning authority showing details of the following:

a. New and replacement windows and/or doors, including elevations, the set back from face stonework, sections through the head, jamb, lintel and cill, and details of stile, mullions, meeting rails and glazing bars.

b. New and replacement doors, door casings and surrounds

c. Eaves, verges and ridges

d. Soffits

e. Vents, extractor fans and flues

f. Meter boxes, alarms, security lighting and video cameras

g. Partition walls

The works 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.

- 9 Prior to removal of stone flooring as scheme for storage and reuse of the stone flooring shall be submitted to and approved by 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.

- 10 All rainwater goods shall be made of cast metal and painted black.

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 Unless first agreed in writing by the Local Planning Authority, the temporary caravan accommodation and storage container hereby approved shall be removed from the site and the land made good on or before five years from the date of this decision.

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.

- 12 Notwithstanding the details shown on the approved plans, prior to occupation, full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be

replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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.

- 13 Notwithstanding any details submitted as part of the application, prior to the installation of boundaries, screens or retaining walls, details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained 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.

- 14 Demolition and repair works shall be undertaken in strict accordance with submitted documents 'Method Statement – Removal and Replacement of Stone Tile Barn Roof, Timber Purlins and Rafters' Structural Appraisal of Stid Fold Barn, Wardle, Rochdale' (produced by Philip Wright Associates LTD, dated: July 2025) and 'Method Statement' (dated: 30th June 2026, ref: 26G/3761/02). For the avoidance of doubt, the principal trusses shall be retained.

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.

- 15 Prior to installation full details and specifications of solar photo-voltaic panels, including large scale drawings at a scale of not less than 1:50, and air source heat pumps, including details of their siting and appearance, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the solar panels shall be integrated solar panels. The development shall be carried out in accordance with the approved details 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.

- 1 The Public Right of Way Officer has identified Public Rights of Way WarFp97 WarFp94 run through the application. The Public Right of Way Officer has advised that prior, during and following any works to take place, the routes should not be obstructed by materials, fencing or vehicles, excavated or diverted until a legal order is completed, in the event an order is not applied safe access over footpaths should continue without difficulty, without permission and as of right.
- 2 All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement.