

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

17 August 2026

Application reference

PL/2026/0033

Address

33 to 35 Broad Lane, Rochdale, OL16 4PG

Proposal

Listed building consent for works to grade II listed building consisting of: replacement of all windows and external doors and internal reconfiguration.

Affected Heritage Assets

Designated heritage assets

- 33 to 35 Broad Lane (grade II)
- 31 Broad Lane (grade II)

Non-designated heritage assets

- 29 Broad Lane

Summary

Assessment

Previous comments

New opening – a revised plan has been submitted, which shows nibs to both sides. This is acceptable. Please request revised plans of this and condition structural information to be submitted prior to creation of widened opening.

Replacement doors – it is noted that these are now proposed to be retained (update plans to confirm). It would be fine for temporary doors to be installed, while the doors are being repaired to ensure that the building is secure. Please ensure the description of development is also amended.

Replacement windows - it is noted that there is a mix of windows on the property. From review of planning records and site visits, it appears that regular double-glazed units have been installed at neighbouring listed building. Given this, there is potential for regular thickness units on this property. However, we require full details, including sections. It is essential that any glazing bars are integral rather than stuck on.

Condition 4 – pine doors are fine. New architraves should match those of the existing surviving architraves in the building.

Condition 5 – windows - see above.

Condition 6 - this material is probably fine for the ceiling insulation. However, I remain concerned about its moisture permeability for the solid walls and how details such as windows, millions, etc will be covered. It is important that any scheme for internal wall insulation is fully considered to ensure that it does not cause problems with damp/cold bridging etc. Has ventilation been considered and has any expert advice been sought on the proposals? A whole house approach needs to be taken. It is important that this is addressed as if not designed / fitted properly, there could be issues down the line. This matter should be left as a condition.

Condition 7 – these details for partition walls are ok, subject to historic walls using permeable materials

Condition 8 – principle of creating a new opening agreed as shown in most recent plans but needs detail and structural engineer input prior to these works being undertaken

Condition 9 – I am broadly ok with the principle of the York stone reuse plan

Condition 10 – ok to repair of external chimney with lime mortar – get repair statement prior to works being carried out – i.e. needs to confirm materials (lead flashing etc). materials for repairs should match existing precisely...

Condition 12 – welcome that doors being retained. ok for them to be repaired off site provided reinstated. Temp doors to secure building in interim ok

Re-consultation

Yes