

Officer Report

Case Reference: PL/2026/0364
Location: MANOR FARM, WOLSTENHOLME FOLD, ROCHDALE,
OL11 5UD
Proposal: Listed building consent for works to a Grade II listed building
for replacement timber windows and internal alterations
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at Manor Farmhouse, Wolstenholme Fold, Rochdale. This is now a residential dwelling that has been altered over the years. The dwelling consists of two stories and has a barn attached which has also been altered over the years.

The dwelling is a Grade II listed building along with the attached barn. The Farmhouse dates back to the late 17th Century and is constructed in coursed rubble with a stone slate roof and a brick chimney stack. The listed building was first used as a chapel.

Proposal

The application seeks listed building consent for the replacement of timber windows and internal alterations. The works have already been carried out.

RELEVANT PLANNING POLICY

Legislation

Planning (Listed Building and Conservation Areas Act) 1990

Section 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.

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone (PfE):

JP-P1 Sustainable Places

JP-J2 Heritage

Adopted Rochdale Core Strategy (CS):

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

PLANNING HISTORY

12/55828/LBC - Listed building consent to change the use of listed barn to additional living accommodation and erection of single storey extension to connect the barn and farmhouse, together with internal alterations to barn and installation of two new Velux windows in roof. Approved

12/55827/HOUS - Change of use of listed barn to form additional living accommodation and erection of single storey extension to connect the barn and farmhouse, together with internal alterations to barn and installation of two new Velux windows in roof. Approved

CONSULTATIONS

Conservation

Amendments have been secured throughout determination - no objections to works proposed

REPRESENTATIONS

Letters have been sent out to surrounding neighbours, a notice has been displayed within the vicinity of the site and an advert issued in the local press. no comments have been received.

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.

Paragraph 213 of the NPPF 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.'

Replacement windows

The windows have been replaced with timber frames that reflect the previous proportions, timber is acceptable. This has had a neutral impact on the significance of the listed building.

Internal works

The internal works have consisted of reconfiguring the staircase and adding internal partitions to improve how the home is used, given the current need to duck when using the stairs. Such works do however result in less than substantial harm through changing the historic arrangement of the building. Such works are justified in the interest of safety and functionality of the listed building.

Conclusion

The works have resulted in less than substantial harm to the listed building. It is considered that any harm would be suitably outweighed by the public benefits of maintaining the house in residential use.

Recommendation: Approve with Conditions

Condition(s) (1)

- 1 The works hereby permitted shall be retained and maintained in accordance with the following drawings and documents:

- Location Plan
- Proposed Elevations 26-013-301 Rev.A
- Proposed Floor Plans 26-013-300 Rev. A
- Heritage Impact Assessment and D&S dated 3rd August 2026

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

- 1 This permission relates to the retrospective works to the windows and internal works (The Local Planning Authority has not approved other alterations to the Listed Building.