

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

17 August 2026

Application reference

25/01065/FUL

Address

180 Wardle Road, Wardle, OL12 9JD

Proposal

Demolition of existing dwellinghouse and erection of a replacement dwellinghouse with detached double garage, associated works including landscaping, boundary treatment and dropped kerb to form vehicular access off Wardle Road

Affected Heritage Assets

Designated heritage assets

- Howarth Knowl Farmhouse (grade II)

Non-designated heritage assets

- Howarth Knowl Farm

Summary

Likely to be no objections, but clarification needed re plans.

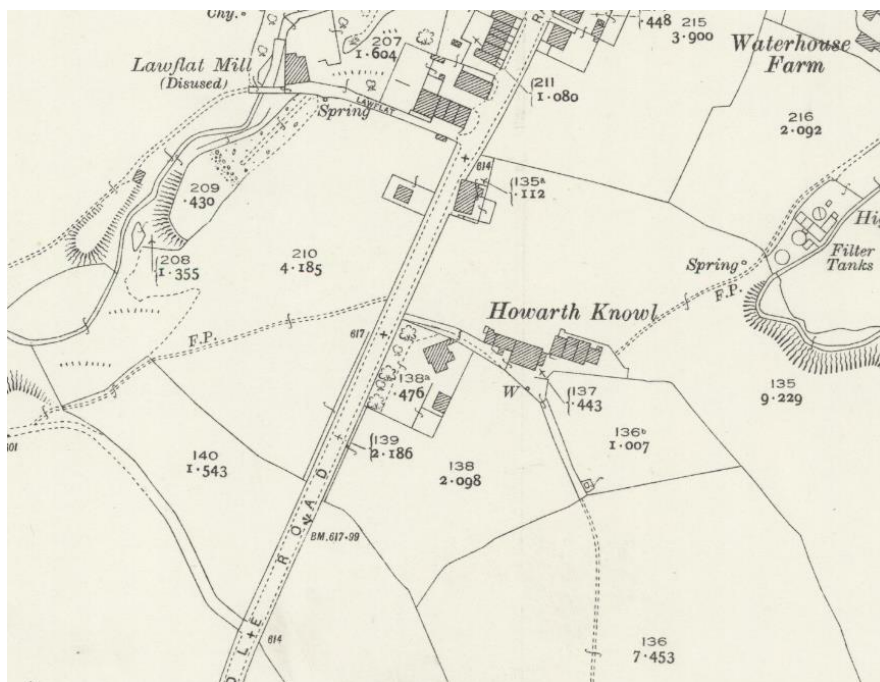
Assessment

Site description and significance

The application site lies within the wider setting of Howarth Knowl Farmhouse, a grade II listed building, with an attached barn. Howarth Knowl historically was an isolated farm grouping and meets the criteria for assessment as an NDHA. The 1851 OS map shows the farmhouse building as well as the range to the east:



The house to the south and the application building (which appears to have been built as an ancillary structure) are shown on the 1930 OS map. The area around Howarth Knowl remained relatively rural at this time:



The ribbon development along Wardle Road, connecting the site and Howarth Knowl Farmhouse, took place in the mid 20th century and by the 1960 OS map was largely as it is today:



As noted above, the application is first present on the 1930 OS map and was likely built to provide ancillary accommodation for the larger house built at the same time. It is not of any particular architectural or historic interest and has a neutral impact on the significance of the listed building.

The rural setting of Howarth Knowl has to an extent been eroded by the ribbon development along Wardle Road. However, areas of open agricultural land surrounding the farmhouse ensure that its historic rural setting is still legible.

The streetscene along Wardle Road is relatively varied. 20th century buildings are predominately brick, while the older buildings, including those which form the farmstead at Howarth Knowl are built in the local stone.

Relevant legislation and planning policy

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 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)

At a local level, Places for Everyone (PfE) policy JP-P2 and Rochdale Core Strategy Policy P2 deal with heritage.

Assessment of proposals

The proposal is for the demolition of the existing house and the construction of a new two storey dwelling. There are no heritage objections to the principle of a replacement dwelling.

It would be helpful to have existing and proposed sections through the site, so that the differences in height and scale and any potential impacts on the setting of the listed building can properly be assessed. It is also noted that the proposed elevations and the roof plan do not match, as the roof plan does not show the rear gable feature. This should be clarified.

While there are mature, protected trees separating the sites, these cannot necessarily be relied on to provide screening, as even though protected, they could die. As above, clarification is required with regards to the height and scale of the property, to ensure that it does not materially alter the existing relationship with the listed building. It is also important that the materials and finishes used are high quality.

The use of natural stone for walls and roofs is welcomed. Samples of materials should be required by condition, alongside details of the proposed coursing for the walls. Details including a product specification for windows and doors should also be required by condition.

the proposed post and rail fencing appears acceptable. Details of how the existing stone wall would be made good following the installation of the new dropped kerb should be required by condition.

Conclusions

Subject to the above matters being addressed adequately, it is likely that a neutral impact on the setting of the listed building and neighbouring non-designated heritage assets could be achieved.

Re-consultation

Yes