

Cadence Architecture Ltd

Rochdale, UK | 07870 771 000 | peter@cadence-architecture.co.uk

Heritage Statement

Garside Farm, Bentgate Street, Milnrow, Rochdale, OL16 4NU

Planning Application Reference: PL/2026/0281*Revision B – August 2026. Prepared in response to the Conservation Officer's consultation response of 31 July 2026 and the Planning Officer's email of 11 August 2026.*

1. Introduction

This Heritage Statement has been prepared by Cadence Architecture Ltd in support of the planning application at Garside Farm, Bentgate Street, Milnrow, for the change of use of existing agricultural buildings to a small-scale dog day care facility (Sui Generis), including the retention of an enclosed area of land to the east of the barn with its associated 2m high fencing, and a new section of yard fencing between the outdoor dog play area and the outdoor exercise field.

This revision replaces the previously submitted Heritage Statement in full. It has been prepared in response to the Conservation Officer's consultation comments of 31 July 2026, which identified that the original statement did not acknowledge the designated heritage assets at Garside Farm, and did not meet the requirements of Paragraph 207 of the National Planning Policy Framework (NPPF). This statement addresses those comments.

This statement has been prepared by Peter Purcell, Director of Cadence Architecture Ltd, an architectural technologist with over 15 years' experience of planning applications in the Rochdale borough and surrounding areas, including work on listed buildings and applications affecting heritage assets. It is offered to maintain the application timetable; the applicant remains willing to commission an independent accredited heritage consultant to supplement or review this assessment should the Council consider it necessary.

2. Methodology and Sources

This assessment has been informed by the following sources:

- The National Heritage List for England (NHLE), searched August 2026
- The listed building boundary map provided by the Planning Officer (11 August 2026)
- The Conservation Officer's consultation response of 31 July 2026
- An enquiry initiated with the Greater Manchester Historic Environment Record (GMAAS); should that enquiry identify further heritage assets relevant to this application, this statement will be supplemented by addendum
- Site inspection and measured survey of the application site undertaken by the author
- H. Fishwick, History of Rochdale (1889), as cited in the NHLE list entry

The assessment methodology follows Historic England's Advice Note 3, The Setting of Heritage Assets (2021): identifying the assets and their settings, assessing the contribution setting makes to significance, and assessing the effect of the proposed development on that contribution.

3. The Heritage Assets

Garside Farmhouse (Grade II, List Entry 1068487)

Garside Farmhouse was first listed on 24 January 1967. The building dates from 1697, as recorded by the inscription 'WMG : 1697' (William and Mary Greaves) on the porch lintel. The NHLE describes a rendered stone house with a C20 tile roof, retaining a good single-storey castellated

porch with large corner ball finials, an unusual gargoyle, a cornice band, and a moulded door surround with a segmental-arched dated lintel; porch seats internally are equipped with circular squints. A four-light double-chamfered mullion window with hoodmould survives (two mullions removed), though the house has otherwise adopted the character of C20 materials and alterations. Hewn beams survive internally.

The significance of the farmhouse derives principally from its evidential and historic value as a dated late 17th century vernacular farmhouse, its surviving architectural features (most notably the porch), and its historical association with the Greaves family. Its aesthetic value rests in the surviving 17th century fabric read against its farmstead and hillside context. Its setting — the surrounding farm buildings, yards, and open agricultural land — contributes to that significance by preserving the legibility of the building as the centre of a working farmstead.

Curtilage Listed Structures

The Conservation Officer has identified a curtilage listed barn immediately to the south of the application site. Structures within the curtilage of a listed building that pre-date 1 July 1948 are protected as part of the listing under the Planning (Listed Buildings and Conservation Areas) Act 1990. Garside Farm Cottage, shown within the listed boundary on the map provided by the Planning Officer, also falls within the curtilage.

The Conservation Officer has noted that the curtilage barn appears to have been partially demolished within the last few years, and that no listed building consent is recorded for those works. The applicant's understanding is that this partial demolition took place before her occupation of the site, under previous ownership or occupation; she holds no records relating to it and was not responsible for it. No works of any kind to the curtilage barn, or to any curtilage listed structure, are proposed under this application. The applicant would welcome a discussion with the Conservation Officer regarding the position of the curtilage barn, and this statement does not seek to pre-judge that matter.

4. Relationship Between the Heritage Assets and the Application Site

The application site and the listed buildings form part of the same historic farmstead at Garside Farm, and are understood to be within the same ownership. The application buildings — the steel portal frame agricultural barn, wooden shed, and site cabin — lie immediately to the north of the listed farmhouse, cottage, and curtilage barn, and are within their immediate setting.

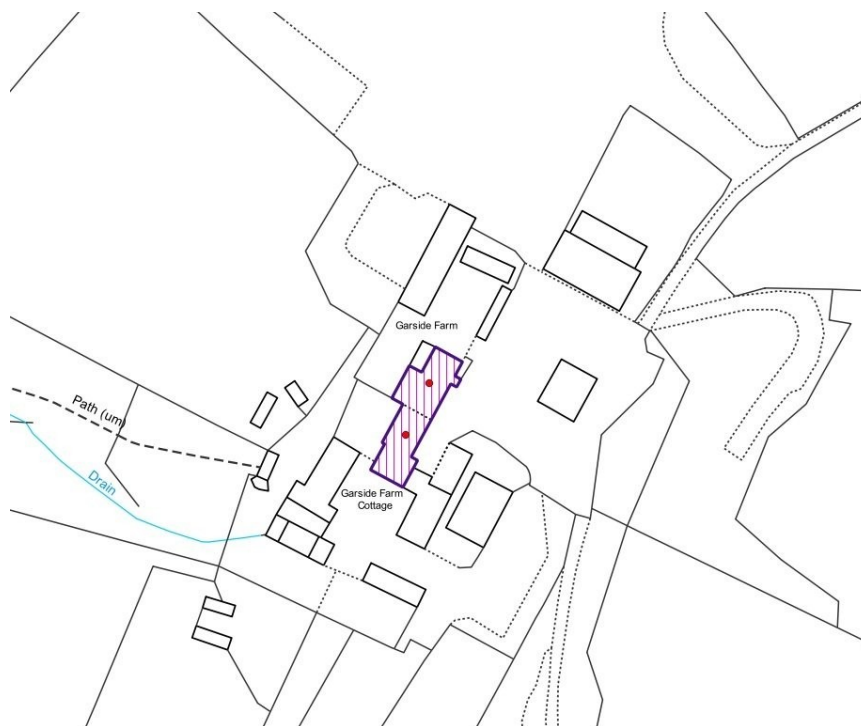


Figure 1: Listed building boundary map (provided by the Planning Officer), showing the extent of listing at Garside Farm (List Entry 1068487), including Garside Farmhouse and Garside Farm Cottage, immediately south of the application site.

5. The Proposed Development

The application seeks permission for the change of use of the existing agricultural barn, wooden shed, and site cabin to a small-scale dog day care facility. In response to the Conservation Officer's comments, the description of development is to be amended to also include the retention of the enclosed area of land to the east of the barn, together with its existing 2m high timber post and wire mesh fence, part of which runs parallel to the highway. This enclosure was formed within the last few years and forms part of the operational site whose use this application seeks to regularise.

No external alterations are proposed to any building. The only new physical work proposed is a section of 2.2m high mesh fencing linking the outdoor dog play area to the outdoor exercise field, within the existing enclosed compound. No works of any kind are proposed to the listed farmhouse, the cottage, the curtilage barn, or any land within the listed curtilage.

6. Statutory and Policy Framework

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, 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.

Paragraph 207 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, with the level of detail proportionate to the assets' importance. Paragraph 206 confirms that significance can be harmed by development within the setting of a heritage asset. Paragraphs 212 to 215 set out how identified harm is to be weighed, with great weight given to the conservation of designated assets, and less than substantial harm weighed against the public benefits of a proposal.

7. Assessment of Impact

Physical impact: none. No works are proposed to the listed farmhouse, the cottage, the curtilage barn, or within the listed curtilage. The application buildings are 20th century and modern structures with no heritage value of their own, and their external appearance is unchanged.

Impact on setting — change of use: the farmstead context is the principal contributor that setting makes to the significance of the listed buildings. The proposed use is a low-intensity, daytime-only operation (Monday to Friday, 09:30 to 15:30, 3 staff, up to 30 dogs, with dogs transported by company vehicle), continuing the working, animal-related character of the farmstead. The use has been established on site for approximately five years and this application seeks to regularise it. The change of use does not alter the legibility of the farmhouse as the historic core of the farmstead, nor introduce activity of a scale or character alien to a working farm setting.

Impact on setting — the eastern enclosure and fencing: the enclosed land east of the barn is bounded by a 2m high timber post and wire mesh fence, part of which runs parallel to the highway. The fence is visually permeable, of lightweight construction, and does not obstruct views of, or from, the listed buildings. It reads as agricultural-type stock fencing consistent with a rural setting, and does not compete with or diminish the architectural presence of the farmhouse group. The proposed new internal link fence, of matching mesh construction within the already-enclosed compound, is not visible in any significant view of the listed buildings.

Conclusion on harm: applying Section 66(1) and the NPPF, the proposal is assessed as causing less than substantial harm to the significance of the Grade II listed Garside Farmhouse and its curtilage structures, at the lower end of that spectrum. The harm arises solely from the consolidation of a non-agricultural use within the farmstead setting; there is no physical harm, no visual intrusion of any permanence or solidity, and no erosion of the assets' legibility or historic character.

Public benefits: weighed against that limited harm are the regularisation of an established use through the proper planning process, the continued viable use of redundant agricultural buildings (which supports the maintenance of the wider farmstead, to the benefit of the listed buildings), support for a small local business and its employment, and the site's licensed, inspected operation. It is considered that these benefits outweigh the limited harm identified, in accordance with the NPPF.

8. Conclusion

This revised Heritage Statement identifies and describes the significance of the Grade II listed Garside Farmhouse, Garside Farm Cottage, and the curtilage listed barn, and assesses the impact of the proposed development on their setting in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraphs 206 to 215 of the NPPF.

The proposal involves no works to any listed or curtilage listed structure. The identified harm is limited to the setting effects of regularising an established, low-intensity use within the farmstead, and is assessed as less than substantial, at the lower end of that spectrum. The public benefits of the proposal are considered to outweigh that harm. The applicant remains available for the site visit requested by the Conservation Officer and would welcome further discussion of any aspect of this assessment.