

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

25 August 2026

Application reference

PL/2026/0099

Address

168 Yorkshire Street, Rochdale, OL16 2DL

Proposal

Change of use from former offices (use class E) to 21 self-contained flats (C3) and alteration to fenestration to ground floor rear elevation

Affected Heritage Assets

Designated heritage assets

- Town Head Conservation Area
- Ukrainian Catholic Church (grade II)
- 170 – 174 Yorkshire Street (grade II)
- 188a to 194 Yorkshire Street (grade II)

Non-designated heritage assets

- 9 John Street
- Vale Mill

Summary

No objections subject to conditions

Assessment

Site description and significance

The application site is a prominent three storey building at the junction of John Street and Yorkshire Street within the Town Head Conservation Area. The building is not of any particular architectural

or historic interest, dating from c.1990. However, it picks up on the architectural language of the late Georgian buildings, which are central to the significance of the conservation area. The building has a neutral impact on the conservation area. It has been vacant for several years.

Relevant legislation and planning policy

Planning (Listed Buildings and Conservation Areas) 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.

Section 72(1) - This requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy Framework (NPPF 2026)

Chapter 20 – Conserving and enhancing the historic environment

Places for Everyone (PfE)

Policy JP-P2: Heritage

Rochdale Core Strategy

Policy P2 - Protecting and enhancing character, landscape and heritage

Assessment of proposals

Planning permission was granted in 2021 for the conversion of this building into 21 apartments. The only external changes were for the installation of two new windows on one of the side elevations.

This scheme alters from this previous permission. No new windows are proposed along the side elevation. Instead, new windows and doors are proposed along the rear elevation.

There are no objections to the installation of these new windows, subject to appropriate details and making good of the brickwork. A sample of the proposed brick should be provided to ensure that it matches. Details of windows should be provided by condition, both for new and any replacement windows. For the avoidance of doubt, windows should be fabricated in timber or aluminium to match existing. For new openings, lintels and cills should match existing and details should be provided by condition.

Subject to the above, there are no objections to the proposal, noting that it would provide a viable use for this vacant building in the Conservation Area.

The proposal would preserve the significance of the Town Head Conservation Area and would have a neutral impact on the identified designated and non-designated heritage assets.

No objections.

Re-consultation

Only in the event of substantial changes to the proposals.