

Officer Report

Case Reference: PL/2026/0033
Location: 33-35 BROAD LANE, ROCHDALE, OL16 4PG
Proposal: Listed building consent for various internal and external works including the replacement of the windows and rear doors, the replacement of internal doors, the addition of partition walls, the enlargement of a ground floor opening and various repair works.
Recommendation: Approve with Conditions
Officer: Bob Melling

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TE DESCRIPTION AND SIGNIFICANCE

The application site is a pair of former weavers' cottages located along Broad Lane in Rochdale. The cottages date from the late 18th century. There is a beam within 33 Broad Lane with a date of 1787. The front and rear of the cottages are constructed of watershot stone, while the gable elevation is built of rubble stone. The standing stone boundary wall along the site boundary is also listed. The upper floors of the cottages have runs of mullioned windows, designed to maximise daylight hours for handweaving. The existing timber windows are 20th century replacements and are a mix of single and double glazed. The doors to the front are four panelled timber doors, while those to the rear are timber stable doors. The front doors have been heavily painted, and their age was not clear. Four panelled doors were however popular in the early 19th century and while it is not clear if they are historic, they contribute positively to the appearance of the building.

Internally, the sales particulars show that the property had been partially stripped of its internal fittings and finishes and needed repair. It is also understood that the cottages have been vacant for several years. The cottages have been the subject of anti-social behaviour including a break-in which caused damage.

The applicant has stripped off much of the existing plaster and plasterboard. They have also removed the remaining fittings, including in the kitchen. The plaster that remains is a mix of lime and modern gypsum plaster. In some areas a gypsum skim appears to have been applied over the lime plaster.

Although originally constructed as a pair of cottages, they are now a single dwelling. The second floor would originally have been the loom shop and this historic use is still evident in its open plan nature. The internal walls are brick and there is evidence of changes made to the original layout. The stairs would appear to be more modern,

although it is not clear whether they replaced older stairs in the same location or if they have also been relocated.

The cottages are of special architectural and historic interest, recognised in its listing at grade II. It is a good example of late 18th century weavers' cottages of a type which were once common within Rochdale and holds group value with the other weavers' cottages within the run. Despite alteration, its historic use is clearly visible through the weavers' windows and open plan second floor.

PROPOSAL

Listed building consent is sought for various works including, but not limited to, the replacement of the existing external windows and rear doors, the formation of new partition walls, the widening of a gap between the existing ground floor kitchen areas, the removal of walls on the first floor and the blocking up/replacement of several internal doors.

HISTORY

07/D49459: Formation Of Vehicular Access To The Grounds Of A Listed Building. Approved September 2007.

06/D47776: Alterations To Listed Building To Form 2 Dwellings. Approved October 2006.

06/D47775: Change Of Use And Conversion Of Dwelling Into 2 Dwellings. Approved October 2006.

99/D36310: Single Storey Side Extension To Listed Building. Approved September 1999.

99/D36309: Single Storey Side Extension To Dwelling To Form Garage. Approved September 1999.

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

PUBLICITY

Site Notice: 21.05.2026

Press Notice: 20.05.2026

Neighbour notification letters: 30.04.2026

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

Conservation Officer: The proposal would cause some harm to the significance of the listed buildings from the loss of historic fabric and the insertion of new partitions. This harm could be partially mitigated through appropriate detailing. It should also be weighed against the public benefits of bringing the building back into use.

ASSESSMENT

In accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when determining applications for listed building consent or planning applications affecting a listed building or its setting, the Local Planning Authority must have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses.

Policy HE4 of the National Planning Policy Framework (NPPF) states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Development proposals affecting heritage assets should maintain or secure a use consistent with their conservation and avoid, or where this is not possible, minimise harm to their significance. The NPPF further states that any harm to, or loss of, the significance of a designated heritage asset should have a clear and convincing justification.

Policy HE6 of the NPPF states that substantial weight should be given to the conservation of designated heritage assets and that any harm to a designated heritage asset is a matter of considerable importance and weight. Where a proposal would harm the significance of a designated heritage asset, the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

The significance of the listed building and the impact of the proposed works are assessed below.

Principle of Use

Whilst originally constructed as two cottages, the property was most recently occupied as a single dwelling. The upper floor would historically have functioned as a shared loom shop serving both cottages and, therefore, there has historically been a degree of shared use within the building.

The proposal seeks to retain the building in use as a single dwelling. There are no heritage objections to this approach given its most recent use and the historic relationship between the two cottages.

Replacement Windows

None of the existing windows are considered to be historic. They comprise timber windows incorporating a mixture of single and double-glazed units and are considered to make a neutral contribution to the significance of the listed building.

The proposals seek to replace the existing windows with new timber windows. Whilst slim-profile double-glazed units would ordinarily be preferred within a listed building, it is noted that there is a variety of window types within the wider listed group. A review of the planning history and site inspections indicate that standard double-glazed units have previously been installed within the adjoining listed building. Given these circumstances, standard double-glazed units may be acceptable in principle, subject to the submission and approval of detailed joinery drawings and product specifications.

A condition is therefore attached requiring the submission of large-scale details and product specifications prior to installation. For the avoidance of doubt, the product specification contained within Appendix C of the document entitled "Full Condition Discharge - Photograph Appendix" is not considered acceptable as the glazing bars are not integral to the window construction.

Subject to the recommended condition, the replacement windows would have a neutral impact on the significance of the listed building.

External Doors

The age of the existing front doors is not known due to the extent of paint finishes which obscure their construction and detailing. Four-panel doors became common

during the early nineteenth century, although it is unclear whether the existing doors date from that period.

Regardless of their precise age, the doors are considered appropriate to the character and appearance of the listed building and appear to remain in satisfactory condition. It has therefore been agreed with the applicant that the front doors should be repaired and retained. A condition is attached permitting the installation of temporary doors whilst repair works are undertaken.

There are no heritage concerns regarding the replacement of the two rear doors, both of which are in poor condition. Details of the proposed replacement doors have been submitted and are considered acceptable.

The proposed works to the external doors would therefore preserve the significance of the listed building.

Internal Works

Ground Floor

At ground floor level, the proposals seek to enlarge the existing opening between the two cottages. This would result in the loss of a limited amount of historic fabric and would therefore result in harm to the significance of the listed building.

From discussions undertaken during the site visit, it is understood that the enlarged opening is required in part to improve circulation and accessibility between the two parts of the dwelling. The degree of harm has been minimised through the retention of wall nibs within both cottages and by ensuring that the opening is not extended to the ceiling. As a result, the historic plan form and the legibility of the former division between the cottages would remain readily apparent.

It is important that these nibs remain visible from within both sections of the building. A condition is attached requiring the submission of a structural engineer's report assessing the impact of the proposed opening and setting out the required method of construction and structural supports. For the avoidance of doubt, the supporting beam spanning the opening shall be formed in timber.

The revised plans also show the formation of a new WC beneath the staircase together with the blocking up of a rear doorway. Details of the associated partition walls and service runs have been submitted during the course of the application and are considered acceptable.

Whilst there would be some harm arising from the enlargement of the opening, the degree of harm is considered to be limited.

First Floor

At first-floor level, the alterations are predominantly confined to No. 35 Broad Lane. The proposals include the installation of partition walls to create a new bedroom and bathroom.

This part of the building has experienced alteration throughout its history and, whilst now stripped out, previously accommodated a raised bathroom area. Given the extent of previous alteration and the limited impact upon surviving historic fabric, it is considered that the proposed subdivision of the space would have a neutral impact upon the significance of the listed building.

Second Floor

The second floor remains largely open plan and reflects its historic use as a loom shop. The open character of the space makes an important contribution to the significance of the listed building.

The insertion of a bathroom would result in some harm to significance through the subdivision of the historic open-plan floor space. However, the proposed bathroom is positioned within a corner of the room and would allow the majority of the floor to remain open and legible. The degree of harm would therefore be limited owing to the scale and positioning of the intervention and the retention of the predominantly open character of the space.

Insulation and Plastering

The proposed internal insulation and plastering works have been reviewed by the Conservation Officer, who has raised concerns regarding the suitability of the proposed insulation system for the building's solid wall construction. In particular, concerns relate to the moisture permeability of the proposed materials and the implications this could have for the building's ability to manage moisture effectively.

Insufficient information has been submitted to demonstrate how insulation would be detailed around windows, mullions and other architectural features, or how issues relating to thermal bridging, condensation and dampness would be addressed. Furthermore, it is unclear whether the proposals have been informed by appropriate specialist advice or whether ventilation requirements have been fully considered as part of a comprehensive approach to the building's environmental performance.

Given the historic nature of the building and the potential for inappropriate insulation measures to result in unintended long-term harm to the historic fabric, it is considered necessary for a comprehensive whole-building approach to be undertaken. Full details of the internal insulation and plastering scheme, including product specifications, junction details, moisture management measures, ventilation proposals and implementation methodology, should therefore be secured by condition.

Subject to the submission and approval of these details, it is considered that an appropriate insulation scheme could be achieved without causing harm to the significance, condition or long-term performance of the historic fabric.

Other Matters

Evidence of dampness was observed within parts of the building. Whilst the precise causes of this are outside the scope of the current application, it is understood that

issues are particularly evident along the flank elevation of No. 35 Broad Lane. Raised external ground levels resulting from a concrete slab adjacent to this elevation are likely to be restricting the movement of moisture and may be contributing to damp-related issues within the building. The use of impermeable finishes and pointing may also have exacerbated this situation.

The applicant is strongly encouraged to engage an appropriately qualified specialist with expertise in historic buildings to investigate the causes of moisture ingress and develop a suitable remedial strategy. Any future works should be informed by an understanding of the building's traditional construction and moisture behaviour. For the avoidance of doubt, modern interventions such as injected damp-proof courses would not generally be considered appropriate within a building of this age and construction.

Conclusion

The proposal would result in some harm to the significance of the listed building through the loss of limited areas of historic fabric and the introduction of new partitions within historically open spaces. In accordance with Policy HE6 of the NPPF, this harm is afforded considerable importance and weight.

However, the identified harm is limited in extent and has been minimised through the design of the scheme, including the retention of the legibility of the historic plan form, the repair and retention of existing features where possible, and the use of conditions to secure further details of windows, insulation and structural interventions.

The proposal would also deliver public benefits through the repair and maintenance of the listed building, including repairs to the roof and chimney stack, the retention and restoration of historic features, improvements to the building's condition and energy performance, and the securing of its long-term conservation and viable residential use.

Having weighed the identified harm against the public benefits of the proposal, it is considered that the public benefits outweigh the harm identified. Subject to the recommended conditions, the proposal would preserve the special architectural and historic interest of the listed building and comply with Policies HE4, HE5 and HE6 of the National Planning Policy Framework and the statutory duties contained within Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION: Approve subject to conditions -

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this

application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (12)

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The works shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan. Dated 13/01/2026
- Proposed Ground Floor Plan. Received on 08/08/2026
- Proposed First and Second Floor Plans. Received on 06/08/2026
- Appendix B of the document entitled 'Full Condition Discharge - Photograph Appendix'
- Appendices E, G and I of the document entitled 'Full Condition Discharge Pack (Conditions 4–12)'.

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

- 3 All new and replacement rainwater goods shall be cast metal and painted black.

Reason: 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.

- 4 The internal doors shall be retained, repaired or replaced in accordance with Appendix B of the document entitled 'Full Condition Discharge - Photograph Appendix'. Any replacement internal doors shall be of a traditional panelled design and constructed from pine. Where a new architrave is required, it shall match the profile, dimensions and detail of the existing architrave within the building. The works shall be carried out in accordance with the approved details thereafter. For the avoidance of doubt all architraves shall be fabricated in timber.

Reason: 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.

- 5 No works for the replacement or insertion of any windows to the building shall take place until such time as full product specifications for the replacement windows including large scale elevations and sections of reveals at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, windows shall be constructed from timber and glazing bars shall be integral. The works shall be carried out in accordance with the approved details thereafter.

Reason: 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.

Reason: 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.

- 6 No works to plaster or insulate the walls and ceilings shall take place until full details of the proposed insulation and plastering scheme have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include product specifications, a works methodology, details of junctions and finishes around windows, doors, mullions and other architectural features, measures to avoid thermal bridging and condensation, details of moisture management and ventilation, and confirmation that the proposals have been informed by appropriate specialist advice. The scheme shall demonstrate a whole-building approach to ensure the historic fabric can continue to perform effectively. The approved works shall thereafter be carried out in full accordance with the approved details. For the avoidance of doubt, any insulation products shall be breathable and lime plaster shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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.

- 7 The partition walls hereby approved shall be constructed in accordance with the details contained within Appendix E of the document entitled 'Full Condition Discharge Pack (Conditions 4–12)'.

Reason: 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.

- 8 No works to enlarge the existing ground floor opening between the two properties shall commence until a method statement produced by a structural engineer has been submitted to and approved in writing by the Local Planning Authority. This shall include details of any structural supports necessary and the making good of historic fabric, as well as detailed drawings (Scale 1:10, 1:20 or 1:50). The works shall be carried out strictly in accordance with the approved report and details. For the avoidance of doubt, the beam used shall be timber and any necessary making good shall be carried out using a lime plaster.

Reason: 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.

- 9 The works to reinstate the York stone shall be carried out in accordance with Appendix G of the document entitled 'Full Condition Discharge Pack (Conditions 4–12)'. Prior to the installation of any new flooring, samples and details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the stone type, finish, colour, dimensions and laying pattern and shall demonstrate a suitable match to the retained and re-used York stone. The replacement stone floor tiles shall thereafter be installed in accordance with the approved details.

Reason: 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.

- 10 No repairs to the roof or chimney stack shall take place until a detailed schedule of repairs and methodology for the relevant works has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the extent of repairs required, details of all materials to be used, including mortar mixes, lead flashings, replacement roof slates/tiles and any replacement masonry, together with details of the proposed methods of repair.

All repairs shall be carried out using materials and techniques that match the existing historic fabric in material, profile, finish, colour and appearance unless otherwise agreed in writing by the Local Planning Authority.

The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to preserving the special architectural and historic interest of the listed building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 11 The installation of services shall be carried out in accordance with the details contained within Appendix I of the document entitled 'Full Condition Discharge Pack (Conditions 4-12)'.

Reason: 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.

- 12 No works to the existing front external doors shall take place until a method statement for the repairs has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate how the front doors and their ironmongery will be retained and repaired without damage to the underlying timber. It shall also include details of any temporary measures to secure the building while the doors are being repaired.

Notwithstanding the above, the rear external doors may be replaced with the Liberty Doors EXTOAKFAR30 oak door and EXTOAKSTBCG30 oak stable door, unless otherwise agreed in writing by the Local Planning Authority.

The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.