

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

1 September 2026

Application reference

PL/2026/0417

Address

Leaches Farm, Ashworth Road, Heywood, OL11 5UN

Proposal

Change of use of land to form residential curtilage, demolition of existing outbuilding and erection of a new detached outbuilding to form garage and study room

Affected Heritage Assets

Designated heritage assets

-

Non-designated heritage assets

- Leaches Farm

Summary

The impact of a development on a non-designated heritage asset is a material planning consideration. There are concerns about the design and scale of the current building and further information as well as amendments are needed

Assessment

Site description and significance

Leaches Farm dates from the 18th century. It is a laithe house, which is typical of the Pennines Region. A laithe house combines a house and barn in a single linear form. The site has an extensive planning history, with planning permission granted for extensions and for the use of the barn for residential purposes.

Leaches Farm has previously been identified as a non-designated heritage asset for its architectural and historic interest and as an example of the local rural vernacular.

Relevant legislation and planning policy

National Planning Policy Framework – Chapter 20

Assessment of proposals

Additional information is required. This should include existing floor plans and elevations of the building to be demolished, as well as sections showing the new building in relation to the principal farm building. These drawings are required, so that the relationship between the historic farm building and the new structure can be properly assessed. There are concerns that it could appear unduly dominant owing to its scale and height.

In addition to the above, there are some concerns regarding the design and materiality of the proposed building. Dormer windows are not a feature of agricultural buildings. Their inclusion would be at odds with the rural character and appearance of the site, and they should be omitted. Subject to the height being acceptable, rooflights could be used to provide light to the upper floor.

The plans show grey concrete tiles to be used for the roof. This is not considered appropriate. As an alternative either stone or natural slate should be used. Brick and timber cladding are not typical of agricultural buildings in the region. It is advised that as an alternative a natural stone is used. This could potentially be with timber cladding (York boarding above).

Conclusions

The impact of a development on a non-designated heritage asset is a material planning consideration. There are concerns about the design and scale of the current building and further information as well as amendments are needed

Re-consultation

Yes