

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

8 October 2026

Application reference

PL/2026/0651

Address

382 Heywood Old Road, Middleton, M24 4SB

Proposal

First floor rear glazed extension, alterations to fenestration on the front elevation and the application of render to the existing building.

Affected Heritage Assets

Designated heritage assets

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Non-designated heritage assets

- Bowlee Mill

Summary

Concerns regarding the design, form and materiality.

Assessment

Bowlee Mill has previously been identified as a non-designated heritage asset, likely dating from the second half of the 19th century. In the early 20th century, it was used as a chemical works, before being converted into a restaurant in the late 20th century. As part of the borough's industrial heritage, it is of some architectural and historic interest.

The proposal is for the construction of a first-floor extension on the building to the rear of the site. This building is not of any architectural or historic interest and there are no objections to the principle of a two-storey structure in this location. It is also noted that planning permission has previously been granted for the creation of a first floor (24/00993/FUL).

The currently proposed first floor extension fails to relate to the existing building due to its glazed appearance and flat roof form. The partitions also fail to follow the proportions of the window openings at ground floor.

It is recommended that the Urban Design Officer be consulted, as they provided comments on the previous scheme.

Re-consultation

Yes