

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

13 October 2026

Application reference

PL/2026/0351

Address

Tenterhouse, Edenfield Road, Rochdale, OL11 5TT

Proposal

Two-storey rear infill extension with Juliet balcony, insertion of windows to side and rear elevations including rooflights

Affected Heritage Assets

Designated heritage assets

- 22 and 24 Lower Tenterfield (grade II)

Non-designated heritage assets

Summary

General comments

Assessment

Site description and significance

Tenterhouse is depicted on the first edition OS map from c.1850, where it appears to have comprised several houses, including a now demolished terrace extending to the northeast. The terrace, along with a house immediately to the west, both appear to have been demolished in the mid-20th century. The surviving building appears to have been converted into a single dwelling in the second half of the 20th century. The property has undergone various alterations and extensions, including the addition of a conservatory on the north-western elevation and a flat roof single storey garage extension.

To the south of the site lies 22 to 24 Lower Tenterfield. This grade II listed farmhouse dates from the 18th century and is built in coursed watershot stone with a stone roof. The properties include surviving architectural features, including mullion windows with hood moulds. The farmhouse and the application site likely took their name from the tenter grounds around the area (depicted on the first edition OS map). Tenter grounds were areas where newly manufactured cloth was pulled taut for drying.

Relevant legislation and planning policy

Planning (Listed Buildings and Conservation Areas) Act 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.

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

The proposal is for the construction of a two-storey side extension to the house. There are no heritage objections to the principle of a two-storey extension in this location, noting that historically the terrace extended to the northeast.

There is also no objection to the use of natural stone or a natural slate for the roof (material samples should be required by condition). The plans show a mock Tudor framing to be used at first floor. While there is some mock Tudor framing on the gable ends, this is a later addition and does not contribute positively to the character and appearance of the building.

Mock Tudor timber framing is not characteristic of the area and is not a feature, found in vernacular architecture from the period of the property and the neighbouring listed buildings. There are some concerns that the mock Tudor appearance could appear incongruous within the setting of the listed building. While there is mature landscaping along the boundary, this cannot necessarily be relied upon to provide screening long-term.

To better reflect the character of the area, it is recommended that the timber framing be replaced with a natural stone to match the existing. If desired, the mock Tudor framing could be limited to the gable ends, as per the present arrangement. It is suggested that an off-white or cream render be used for these areas, as a pure white is unlikely to age well.

Given that the property has a mix of windows at present, the use of UPVC is considered acceptable. ideally rooflights would be conservation style and set flush with the roof.

Re-consultation

No