

**APPLICATION REPORT - LBC/348091/21  
Planning Committee 9 March 2022**

Registration Date: 30th November 2021  
Ward: Saddleworth South

Application Reference: LBC/348091/21  
Type of Application: Listed Building Consent

Proposal: Proposed side extension to existing property and internal alterations.

Location: Morley Bunkers, Tunstead Lane, Greenfield, Oldham, OL3 7NY,

Case Officer: Brian Smith  
Applicant: Mr Graham Sheldon  
Agent: Mr Kenneth Waddington

## **INTRODUCTION**

In accordance with the Council's scheme of delegation, in the interests of transparency, it is necessary that this application be determined at planning committee since the applicant is an Elected Member of the Council.

## **RECOMMENDATION**

It is recommended that the application be approved subject to the conditions set out in this report.

## **THE SITE**

This application concerns a grade II listed three storey former weavers cottage dating from the late 18th century, namely Morley Bunkers, which, together with the neighbouring Morley Cottage, was afforded listed status in July 1986. The building has been subject of numerous alterations and additions over the years comprising:

- Early 19th century two storey addition at its northern end, which now forms the neighbouring cottage;
- Early 20th century two storey extension at its southern end featuring a lean-to roof, understood to be built prior to 1933; and,
- More recent addition of single storey extension forming hall and kitchen at the eastern end of the building together with alteration to existing openings.

## **THE PROPOSAL**

Following the approval of earlier applications concerning a further extension and associated alterations at the meeting of the Planning Committee in June 2021 (see history section of this report) this latest application seeks a further grant of listed building consent for amendments to the prior approved scheme.

The proposed changes simply comprise the repositioning of structural openings, totalling three, within the south facing elevation of the proposed side extension in the interests of facilitating an alternative internal arrangement. In all other respects, the proposed extension reflects that prior approved.

## **RELEVANT PLANNING HISTORY**

NMA/348092/21 - Alterations to arrangement of structural openings and interior, including part removal of the existing gable wall - Decision pending

HOU/346471/21 - Single storey side extension and alterations - Approved 10/06/21

LBC/346472/21 - Single storey side extension and alterations - Approved 10/06/21

HH/344437/20 - Single storey side extension and alterations - Refused 20/03/20 and subsequently dismissed at appeal on the 17/12/20.

LB/344436/20 - Single storey side extension and alterations - Refused 20/03/20 and subsequently dismissed at appeal on the 17/12/20.

PA/034110/96 - Listed Building Consent in respect of single storey extension forming wc, hall and kitchen together with alterations to existing openings - Approved 23/05/96

PA/034109/96 - Householder application in respect of a single storey extension forming wc, hall and kitchen together with alterations to existing openings - Approved 23/05/96

## **RELEVANT PLANNING POLICIES**

In this case the 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Plan for Oldham.

The following policies are relevant to the determination of this application:

### Joint Development Plan Document

Policy 20 - Design

Policy 24 - Historic Environment

### National Policy

National Planning Policy Framework - Part 16 (Conserving and enhancing the historic environment)

## **CONSULTATIONS**

Saddleworth                      Approval recommended  
Parish Council

Conservation      &    No comments received  
Design Advice

## **PLANNING ASSESSMENT**

Owing to the minor nature of the proposed changes to the exterior of the proposed extension and considering no features/fabric associated with the historic element of the building would be directly affected by the alternative interior arrangement, the resultant build would continue to be compliant with both local and national policies which concern the historic environment. Such policies include Sections 16 & 66 of the Planning (Listed Building and Conservation Areas) Act 1990, Chapter 16 of the National Planning Policy Framework and Development Management Policies 20 & 24 of the Council's Local Plan.

Accordingly, it is recommended that members approve this latest application.

## **RECOMMENDATION:**

Granted, subject to the following conditions:

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission. REASON - To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.
3. No development comprising the erection of any external walls shall take place until samples of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details. REASON - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan.
4. The mullions, sills and heads to the windows and external doors of the development shall be in natural stone of a colour and texture to match the proposed stonework. REASON - To protect both the character and appearance of the building and the area having regard to Policies 20 and 24 of the Oldham Local Plan.
5. All new window and doorframes to the building shall be recessed a minimum of 75mm behind the external face of the stonework. REASON - To protect both the character and appearance of the building and the area having regard to Policies 20 and 24 of the Oldham Local Plan.

6. All rainwater gutters shall be in square section and coloured black and all rainwater pipes shall be in round section also coloured black. All such items to be kept so coloured unless otherwise approved in writing by the Local Planning Authority. REASON - To protect both the character and appearance of the building and the area having regard to Policies 20 and 24 of the Oldham Local Plan.
  
7. The development hereby approved shall be erected without bargeboards to verges and fascia boards to eaves. All roof to wall joints shall be in a cement fillet and gutters shall be supported by means of either stone corbels or cast-iron brackets, painted black and kept so coloured unless otherwise approved in writing by the Local Planning Authority. REASON - To protect both the character and appearance of the building and the area having regard to Policies 20 and 24 of the Oldham Local Plan.

**LOCATION PLAN (NOT TO SCALE):**

