



CAROLINE TAMWORTH PLANNING

Planning and Development

HOUSEHOLDER AND LISTED BUILDING CONSENT APPLICATION

**PROPOSED REPLACEMENT OF 18 NO. FAILED SOFTWOOD WINDOWS WITH
HERITAGE DESIGNED COMPOSITE WINDOWS**

10 BIRCHINLEY MANOR, MILNROW, ROCHDALE, OL16 3DG

HERITAGE & PLANNING STATEMENT

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On Behalf Of

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CT1195

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1.0 Site Description

1.1 The application relates to the southern-most of one of three properties comprising a row of two storey dwellings to the east of the Birchinley Manor development. The dwelling was constructed as part of a wider development comprising the conversion of Birchinley Manor House, associated barns and the erection of 7 No. new dwellings which was granted planning permission in 2010 following an appeal.

1.2 To the east and south of the dwelling is moderately sloping open land.



Side (southern) elevation of dwelling



Rear elevation of dwelling



Northern elevation of dwelling

2.0 The Proposal

2.1 The timber windows that were installed when the dwelling was built are of poor quality and have become rotten within a short space of time which has led to the house losing a lot of heat during the colder months and experiencing condensation. An insurance claim to cover the cost of the windows has been successful.



Existing rotting window frames at the application property

2.2 Consent is sought for the replacement of all 18 existing softwood windows with specialist heritage designed R9 composite windows.

2.3 A specification from The Residence Collection, the chosen window system manufacturer, is provided.

3.0 Background

3.1 Planning permission for the renovation and conversion of the buildings at Birchinley Manor was granted on appeal in 2010. The new build element of the scheme, of which No. 10 is part of, was an enabling development to secure the long-term preservation and enhancement of the listed buildings.

4.0 Planning Policy Context

4.1 The site is located within the Green Belt as designated on the Proposals Map of the Rochdale Core Strategy.

4.2 There are several designated heritage assets within the vicinity of the site; the Grade II* Birchinley Manor Farmhouse, the Grade II listed barns to the east of Birchinley Manor Farmhouse and the Grade II Birchinley Hall Farmhouse and adjacent barn.

4.3 The following policies of the Rochdale Core Strategy are relevant:-

- Policy G4 - Protecting Green Belt Land
- Policy P2 - Protecting and Enhancing Character, Landscape & Heritage
- Policy P3 - Improving Design of New Development
- Policy DM1 - General Development Requirements

4.4 Advice contained within the National Planning Policy Framework (NPPF) is also relevant.

Policy G4

4.5 The site falls within the north/east of the Borough where the Council seeks to prevent encroachment into the countryside. In order to do this, in line with guidance set out within the National Planning Policy Framework (NPPF), the Council will restrict development to those deemed to be appropriate within the Green Belt, unless there are very special circumstances present.

As the proposal does not involve any extensions to the dwelling or its curtilage, the proposed development will not result in a harmful impact upon the openness of the Green Belt.

Policy P2

4.6 The application dwelling itself is not listed, however it is located close to the designated heritage assets of Birchinley Manor Farmhouse (Grade II*), the converted barns adjoining the east side of Birchinley Manor Farmhouse (Grade II), Birchinley Hall Farmhouse (Grade II) and the converted barn adjacent to Birchinley Hall Farmhouse (Grade II). As such, the applicants have paid close attention to the design quality of the proposed replacement windows and have approached The Residence Collection, premium window and door designers and suppliers.

4.7 Policy P2 states that the Council will protect and enhance the Borough's character and countryside and the qualities of its landscapes, by requiring new development to integrate successfully with the key natural features of the borough and take opportunities to protect and open up important views of hills and valleys. The policy goes on to say that the Borough's

key heritage assets, including listed buildings and their setting, should be conserved, enhanced and promoted.

4.8 Section 16 of the National Planning Policy Framework – Conserving and Enhancing the Historic Environment (Paragraph 194) - requires the applicant to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. It states that the level of detail should be proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.9 In this case, the heritage assets are the Grade II* and Grade II listed buildings to the north and west of the application site: Birchinley Manor Farmhouse (Grade II*), the converted barns adjoining the east side of Birchinley Manor Farmhouse (Grade II), Birchinley Hall Farmhouse (Grade II) and the converted barn adjacent to Birchinley Hall Farmhouse (Grade II). These date back to the early 17th century and are of high significance.

4.10 Planning permission for the renovation and conversion of the buildings at Birchinley Manor was granted on appeal in 2010. The new build element of the scheme was viewed as an enabling development to secure the long-term preservation and enhancement of the listed buildings. Therefore, the dwelling to which the application relates itself is not of high significance. However, its position in relation to the setting of the listed buildings must be considered.

4.11 NPPF Paragraph 197 states that: -

“In determining applications, local authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) The desirability of new development making a positive contribution to local character and distinctiveness.”*

4.12 NPPF Paragraph 199 states that: -

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

4.13 NPPF Paragraph 202 states that: -

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit of the proposal including, where appropriate, securing it’s optimum viable use”.

4.14 NPPF Paragraph 206 states that: -

“Local planning authorities should look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets, to protect or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

4.15 NPPF Annex 2: Glossary states: -

***“Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.*

4.21 The dwelling to which the application relates is the furthest distance away from the listed buildings. The dwelling does not directly overlook them and is largely screened from the by the adjoining dwellings to the north and the neighbouring dwellings of No’s 8 and 9 to the west. The proposed replacement windows will not appear obviously different when viewed from within the street scene and will not appear at odds with the surrounding newly built dwellings.

4.22 R9 windows are produced by a well-established company who specialise in providing window and door systems for heritage properties.

4.23 The Residence Collection states that: -

“The design brief for Residence 9 was to extract the key principles, shapes and dimensions from the Article 4 Conservation Area guidelines for windows and integrate market leading technology into the design using virtually maintenance free materials. Residence 9 is thermally and acoustically brilliant. It features the latest security, maintenance and performance innovations, whilst appearing traditional.”

4.24 The replacement windows will be identical in design to the existing but of a high-quality composite material. The colour finish will also be identical – Chartwell Green. The proposed

development will therefore have a neutral impact on the setting of the listed buildings and will lead to no harm to the significance of the heritage assets.

4.25 As the proposal will not lead to less than substantial harm it is not necessary to demonstrate that the development will be of public benefit. However, the replacement of the windows in a long-lasting and easy to maintain composite material will have clear environmental benefits by significantly reducing energy inefficiencies that are currently experienced by the occupants, in line with the local and national drive to achieve a low carbon economy. The proposed development will significantly improve the living environment for the applicants and their family. The occupants have had a very negative experience with timber windows and do not wish to replace the existing windows with timber but have the reassurance of knowing that the high-quality composite window system will be guaranteed into the future.

4.26 The use of materials other than timber are evident within the vicinity of the application site. Planning permission for an aluminium framed extension at No. 12 Birchinley Manor was approved by the Council in July 2021 (21/00536/HOUS). The extension was carefully designed and the use of a dark coloured aluminium was found to be acceptable.

4.27 Aluminium window and door frames and garage doors were also found acceptable in the granting of planning permission for the 47 dwellings approved at the nearby Birchinley Manor Equestrian Centre site (20/00639/FUL).

4.28 In contrast, the development proposed here will appear identical in design and colour than the existing windows when viewed from the public domain. As such, it would be unreasonable for the Council to withhold consent for the use of a composite material in this instance.

4.29 For the reasons stated above, it is maintained that the proposed development will not have any adverse impact upon the setting of the designated heritage assets and will seek to preserve them, in line with national planning policy.

Policies P3 & DM1

4.30 These policies seek a high-quality design in all developments. In line with these policies, the proposed development is of a high-quality design and will complement the character, appearance and architectural detailing of the host dwelling and surrounding properties.

5.0 Conclusion

For the reasons stated above the proposed replacement of the windows with high-quality composite R9 windows of a colour and design that replicates the existing will have a neutral impact on the nearby heritage assets and thereby preserve their significance. As such, the proposed development is fully compliant with local and national planning policy and should be approved.

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