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To: [Development Management](#)
Cc: [Catherine Fenghour \(She/Her\)](#)
Subject: Case 25/00455/LBC - 244 Harbour Lane, Milnrow, Rochdale
Date: 06 June 2025 13:46:31
Attachments: [Outlook-pa2dwv3l](#)

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Dear Sam Yuen,

Thank you for notifying The Georgian Group of application 25/00455/LBC to undertake a scheme of works at Grade II listed 244 Harbour Lane, Milnrow, Rochdale. The Group registers the following concerns with the application.

244 Harbour Lane is a late-eighteenth-century stone built weaver's cottage, built in local vernacular style. The galleried upper floor windows and blocked taking-in door provide good legibility of this historic use. The Group recognises from the applicant's supporting documentation that the building has been much altered internally with few historic features surviving except for the timber floor beams and the chimneybreasts.

The application is for an extensive scheme of internal and external alterations and repair works.

Advice and Comments

The Group acknowledges that, as the building has been extensively altered over its history with few historic features surviving internally, that we do not wish to offer comment on the majority of the works proposed.

Chimneybreast

The Group objects to the proposals to demolish the chimneybreast at GF level. We highlight that the applicant's own heritage statement advises that 'there are few features of a historic nature remaining, merely the chimneybreasts and some square-cut ceiling beams.' (4.4b). We therefore advise that as the chimneybreasts and beams are the only surviving internal historic features, they should be considered high significance as providing the last vestigial legibility of the building's historic planform and construction, and how it functioned for the people who lived in it.

The Group consequently advises that the proposal to demolish the GF chimneybreast would cause significant and irreversible harm destroying one of the last remaining features of historic interest and character to the building. We consequently draw attention to the requirements of NPPF (2024) paragraph 212.

We additionally advise that we can find no clear or convincing justification for the proposed demolition of the chimneybreast, and we therefore also advise that the application fails to meet the requirements of NPPF paragraph 213.

We strongly recommend that the applicant deletes the proposed demolition of the GF chimneybreast from the application.

Windows

The Group recognises that the existing windows are twentieth-century replacement units with limited intrinsic heritage significance. We register concerns however that replacement of the windows is neither clearly nor convincingly justified in terms of NPPF paragraph 213. We further echo Historic England's concerns that aluminium windows may not be appropriate in the context of a building of 244 Harbour Lane's character.

We further register concerns that no specifications, sections or other drawings have been submitted to explain the proposed construction of the replacement windows. We recommend that these details are essential to determining the impact of the proposals.

The Group recommends that the applicant explores alternative material options for the replacement windows. We recommend that the revised proposals should be supported with appropriate drawings, sections and materials specifications.

Conclusion

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must 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. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings.

The Group advises that whilst we register no objection to most of the proposed works, we have significant concerns that the abovementioned aspects of the scheme of works will cause harm to the building's special architectural and historic significance as a Grade II listed heritage asset.

We recommend that the applicant revises the application to address the above advice and recommendations along with those submitted by Historic England. If the applicant is unwilling to do so, listed building consent should be refused.

Yours sincerely,

Dr. Thomas Whitfield

Senior Conservation Adviser (Northern England)

Cc'd to Catherine Fenghour, Conservation Officer at Rochdale BC



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Georgian Group Heritage at Risk List 2025: Call for nominations.

We are now beginning to compile a new Georgian Group Heritage at Risk list for 2025. You can nominate any Georgian heritage building or landscape (regardless of listed status) which you consider to be 'at risk' by e-mailing atrisk@georgiangroup.org.uk.

The deadline for entries is 26 September 2025.

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