

APPLICATION NUMBER: 25/00701/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00701/LBC

CASE OFFICER
Majid Mir

DETERMINATION DATE 05.09.2025 **EXT OF TIME** 17/10/2025

Address: 8 Middle Newgate Calderbrook Road Littleborough OL15 9NU

Proposal: Repair and re-painting of existing windows, replacement of 3 no. fixed timber windows to gable elevation with 2 no. timber fixed windows and 1 no. timber casement window and replacement of existing timber front door with new timber door

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/ A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/ A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 16/10/2025

SITE

8 Middle Newgate is part of a group of terraces, dating from the early 19th century. No. 8 is an end of terrace two storey cottage. No. 8 along with the neighbouring properties are listed buildings. There are in total two row of terraces consisting of four (1, 2, 3 and 4 Middle Newgate and five (8, 9, 10, 11 and 12 Middle Newgate) properties that are all listed. There is a detached garage that separate no. 4 and 8 Middle Newgate as well as the two row of terraces.

No. 8 was originally constructed as a pair of back to back cottages, it was converted into a single dwelling prior to its listing in 1986.

The site is listed at grade II for its architectural and historic interest. Its special interest derives in from its historic use as a weavers' cottage, its vernacular architecture and its group value with the other weavers' cottages within the terrace. The windows were designed to maximize the amount of light received, prolonging the working day. Some of these windows openings have been blocked in. The listing states the following in regard to numbers 8 to 12 Middle Newgate:

Row of 5 houses. Early C19. Hammer-dressed watershot stone with graduated stone slate and C20 tile roof. Each house is 2 rooms deep (No. 8 is of a separate build and was at one time a back-to-back) has one bay and 2 storeys. Quoins. Each house has a door with square-cut stone surround, a 5-light ground floor window (except for No. 8 which is 3-light) and a 5-light first floor window (formerly of 7 lights). All have flat-faced stone mullions. Ridge chimney stacks rebuilt in C20. Left gable and rear have similar windows. C20 window in right gable.

PROPOSAL

Listed Building Consent is sought for the replacement of three fixed timber windows on the side gable elevation with two timber fixed windows and one timber casement window, replacement of the existing timber front door with new timber door, and repair and re-paint the existing windows.

The applicant has confirmed that the extent of the repair is unclear due the layers of failing paint and mastic on the windows frames. The applicant anticipates the repairs will consist of some minor filling in of the timber and resealing.

RELEVANT PLANNING POLICY

Legislation

Planning (Listed Building and Conservation Areas Act) 1990
Section 16(2) – In considering whether to grant listed building consent for any works 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 Guidance

National Planning Policy Framework (NPPF)

Places for Everyone (PfE)

JP-P1 – Sustainable Places

JP-J2 – Heritage

Adopted Rochdale Core Strategy (CS):

SO3 Improving design, image and quality of place

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

RELEVANT SITE HISTORY

16/00384/LBC	Replacement of beams. Decision: Grant subject to conditions.
24/00842/LBC	Installation of extraction unit and internal alterations to existing bathroom. Decision: Grant subject to conditions.

CONSULTATION RESPONSES

Conservation And Design

No issues with replacement in Accoya.

Need to confirm where repairs/replacements are on photos (annotations will suffice).

Double glazed units should be slim profile - max 14mm, with black spacers.

Joint Committee Of National Amenity Societies

No comments received to date

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions.

REPRESENTATIONS

Letters of notification were sent to neighbouring properties, a site notice was placed in the vicinity of the site and a press notice was released. No representations have been received.

ANALYSIS

In accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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.

Paragraph 213 of the NPPF states that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 215 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 benefits of the proposal, including, where appropriate, securing its optimum viable use.'

The application seeks consent to replace three existing timber windows on the first floor side elevation with three timber windows constructed using Accoya wood. Furthermore, the application proposes to replace the existing front door with a door constructed using Accoya wood. Finally, the application proposes to replace to remove the existing paint and mastic, repair where necessary and repaint the remaining windows.

It is noted that the proposed windows to be replaced do not appear to be original and are in poor condition. The Conservation Officer has stated that the window frames should have a maximum thickness of 14mm and have black spacers. The application proposes to construct the windows out of a high-quality timber and of an overall acceptable design.

In regard to the door, the existing door has been constructed out of timber. However, it is in a poor condition. The replacement door would also be constructed out of high-quality timber and would also be of an appropriate design.

In regard to the repair and repaint of the remaining windows, it is unclear what the extent of the repair will be until the paint and mastic has been removed. However, it is anticipated that this would be minimal. It is considered appropriate to include a condition requiring details of proposed works to be submitted following removal of paint and mastic.

Subject to the addition of the relevant conditions, it is considered that the changes would have a neutral effect on the significance of the designated heritage asset, and therefore acceptable.

RECOMMENDATION

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan
- Technical detail: 1 – Front – Supply & Fit – Remove & replace. Drawing number: 21-1-v2. Page: 2 of 4
- Technical detail: 2 – Gable End Upstairs Left – Supply & Fit – Remove & replace. Drawing number: 21-1-v2. Page: 3 of 4
- Technical detail: 3 – Gable End Upstairs Left Opener – Supply & Fit – Remove & replace. Drawing number: 21-1-v2. Page: 4 of 4
- Summary of Proposed Works. Received by email on 12/10/2025

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works, and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. The new window frames in the first floor side elevation facing southwest shall be fabricated out of Accoya wood, have a maximum profile of 14mm and have black spacers, unless first submitted to approved in writing by the Local Planning Authority. The windows shall be retained and maintained as such thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The new door in the front elevation facing southeast shall be fabricated out of Accoya wood and in accordance with the details submitted in the document 'Design and Access Statement Rev A'. The new door shall be retained and maintained as such thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Following removal of paint and mastic, and prior to the repair of the windows, full details of proposed works to repair the windows shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be retained and maintained as such thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Any works to repair the stone work, following the installation of the windows and door, shall be carried out using a lime mortar and natural stone to match the existing.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Report Author Majid Mir