

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00715/LBC	Christiana Shovlin	12 January 2024

Address: 33 Broad Street Middleton M24 4PQ

Proposal: Replacement of windows and door on rear elevation

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
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CONDITIONS	Pre-commencement conditions proposed?	n/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	Grant subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 19 January 2024

SITE

The application site is one holding which comprises a listed terrace on Broad Street in Middleton. The listing applies to 31-37 Broad street and reads:

"II Bye-law terrace of four houses. 1899. Edgar Wood. Common brick, red engineering brick dressings, slate roofs. PLAN: Symmetrical plan with two inner houses flanked by two L-shaped outer houses with projecting gables to front and sides. Flush rear elevation with no outshots. Inner houses have mirror-image plans, as do the two outer houses, except that No.31 has two cellar rooms rather than one.

EXTERIOR: The two outer houses have doorways in the narrow side walls of the side gables. Both have flat wooden porch roofs with shaped wooden side brackets, with a decorative metal lamp bracket below to No.31. No.31 has a replacement wooden door and No.37 has a new uPVC door. Above each porch is a shallow segmental-arched overlight with engineering brick head, that to No.31 blocked. Each projecting front gable has a shallow, battered canted bay window, with steeply pitched roof with small slate tiles. Both windows have uPVC frames. The two inner houses each have a shallow, battered canted bay window abutting the inner side walls of the front gables. Steeply-pitched roofs with small slate tiles and original small-pane leaded lights. In the centre of the terrace are paired doorways sharing a flat wooden porch with three pierced brackets. Original half glazed half panelled doors, both with windows to the inside sharing a stone sill and with small-pane leaded lights. Above the porch each house has a shallow segmental overlight with small-pane glazing and engineering brick head. Between ground and first floors is a slightly projecting dentil string course of engineering brick headers and stretchers. On the first floor both gables have a wide window with common brick soldier lintel (that to No.37 obscured). Both windows have uPVC frames. The inner houses each have a three-light window over the bay window and a two-light window over the doorway. Original wooden window frames which project slightly beyond the wall face. Small-pane leaded glazing (the two-light window at No.33 has lost the leaded glazing to one light). Two brick stacks midway up pitched roof, with two further stacks to rear of ridge.

INTERIOR: Each house has a hall, large front parlour, large rear room, narrow rear room (original scullery), four first-floor rooms, and cellar. In addition the two outer houses have small entrance lobbies. All houses retain their original staircases with closed strings, shaped wooden splat balusters (those to the two outer houses differing in shape from the two inner houses), wooden handrail and acorn finials to the newel posts. Three of the houses retain a pierced wooden screen over the cellar door in the shape of three heart-shaped flowers. Entrance lobbies of outer houses have decorative tile floors and inner screens with central doorways, narrow sidelights and semi-circular overlights, with small-pane leaded glazing and stylised flowers to the side lights. No.37 has original door with glazing to the upper part with leaded small panes and curved stylised flowers. Other original fixtures and fittings of particular note in the four houses include original two-panelled doors, originally painted to give the appearance of burr walnut, though some now painted over. Two houses (No.31 and No.35) have the original parlour mantelpieces, that to No.35 painted to appear like burr walnut with ebony mantel and daffodil tiles to either side of grate. Some houses also have cast-iron bedroom mantelpieces. Original built-in cupboards and drawers next to the chimneybreasts both down stairs and upstairs in some of the houses, that to rear ground-floor room in No.35 retains its burr walnut appearance, but painted over elsewhere. Cornices and picture rails in the front parlours and some picture rails elsewhere.

SUBSIDIARY FEATURES: The front gardens are encompassed by a low brick wall of varying height with a coping of red curved engineering bricks and large sandstone blocks for the gate pintels and latches. Wooden gate to No.37 and replacement

metal gates to other houses, with gate piers to No.31. At the back of the rear yards each house had a combined wash house, coal shed and toilet block, built with single-pitch roofs against the tall rear boundary wall (No.31 no longer has its outhouses and the rear wall has been rebuilt). The outer yards are accessed by side gates and the central yards by two rear gates set at an angle to form an indent in the tall boundary wall. HISTORY: 31-37 Broad Street is a terrace of four working-class houses designed in 1899 by the renowned progressive architect Edgar Wood, advocate of the Arts and Crafts Movement, and founder member of the Northern Art Workers' Guild in 1896. His later buildings had Art Nouveau and Expressionist motifs, culminating in the early C20 with his radical use of flat concrete roofs and strong geometrical patterning, marking him out as a pioneer of Modern architecture. Woods' socialist ideals led to him designing a small number of working-class terraces in the late C19 of which Broad Street is one."

Under reasons for designation, Historic England reports:

*"This bye-law terrace of four houses was architect-designed to a bespoke plan in variance to the majority of such houses which were constructed by builders to a standard repetitive and unimaginative plan * The ingenious use of plot, layout and plan form produces houses with better proportioned and illuminated rooms and varied profile and massing * A deliberately 'rural' Arts and Crafts appearance is achieved through the use of shallow canted bay windows with small-pane leaded lights and steeply pitched slate roofs, which together with the use of common bricks, give a subtleness of textural detailing * Edgar Wood was a progressive architect of considerable national and international renown during his own lifetime, was a founder member of the Northern Art Workers' Guild, and latterly a pioneer of Modern architecture * Woods' socialist ideals resulted in the spreading of bespoke design down from upper-end housing to terrace level * There is a good survival of interior fixtures and fittings of special interest, including the staircases with splat balusters, showing the merging of vernacular folk art and more 'genteel' Queen Anne motifs."*

The heritage statement makes mention to the content of the listing, although does not further explain the heritage significance of the application site or the impacts of the proposed on the significance of the building. Although, sufficient information has been provided in order to understand the effect of the proposed on the significance of the listed building.

PROPOSAL

The proposal is for the replacement of the presently degraded timber windows and door to the rear elevation with updated, timber framed, double-glazed replacements.

Evidence has been provided with respect of the degraded state of the present items for replacement. Additionally, nominal details have been provided of the proposed replacements, indicating their arrangement – this is proposed to be similar to the existing.

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2):

"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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)

Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 - Conserving and enhancing the historic environment

Adopted Rochdale Core Strategy (CS) 2016:

Policy P2 – Protecting and enhancing character, landscape and heritage
Policy DM1 - General Development Requirements
Policy G4 - Protecting Green Belt

RELEVANT SITE HISTORY

PREAPP/00014/23 – closed

Replacement of rear windows and door in UPVC

13/00831/LBC – Refused – 16/12/2013

Replacement of 3 windows on front elevation with uPVC double glazed leaded windows

CONSULTATION RESPONSES

N/A

Joint Committee Of National Amenity Societies

No comments received to date

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, notices displayed in the vicinity of the site and notices placed in the local press. No representations have been received.

ANALYSIS

The level of information included within the application submission, while relatively minimal, provides adequate analysis of the heritage significance of the property required to inform a decision on this application.

There is included within the submission a number of photographs detailing the degraded condition of the present rear elevation windows and door. It has also been highlighted in the heritage statement, and confirmed via the photographs, that the existing timber framed windows are not original to the property – this position is agreed.

The proposal is for replacements which are specified to be timber-framed, double glazed units of a similar arrangement to those existing.

Whilst the plans submitted have limited detail, the principle of the proposals and the indicative materials available are sufficient to consider the proposals as acceptable subject to additional details to be secured via planning condition prior to installation.

RECOMMENDATION

Approve subject to the following conditions:

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. This consent relates to the following plans and documents

- LA 175475 – Location Plan
- 33 Broad Street Window Replacement, Current and Proposed

and the works shall be carried out in complete accordance with these plans and documents hereby approved.

Reason: For the avoidance of doubt 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. Full details of the proposed window and door replacements are to be submitted to and agreed in writing with the local authority prior to their instatement. Details should include product specification, cross-sections, and elevations of all proposed replacements.

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