

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00811/LBC

CASE OFFICER

Catherine Fenghour

DETERMINATION DATE 15.10.2024

Address: 6 Paul Row Temple Lane Littleborough OL15 9QG

Proposal: Replacement of timber windows to the front and rear elevations following removal of existing windows

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/a
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	n/a
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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: 15 October 2024

SITE

The application site is a mid-terrace property on Paul Row in Littleborough. The properties date from the early 19th century and are built of hammer-dressed watershot stone with stone slate roofs. The properties are good examples of local vernacular cottages using locally sourced materials and retain much of their original fabric. They are listed at grade II for their architectural and historic interest.

Numbers 4 to 6 Paul Row were originally built as separate cottages, but were amalgamated into a single larger dwelling at some point in their history. They were subdivided once again c.2011 (see planning history below). The existing softwood windows on the property were installed at this time.

PROPOSAL

The proposal seeks to replace the existing timber windows on the property, with new windows to match the existing.

RELEVANT PLANNING LEGISLATION AND 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 [...] 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 2023)

Chapter 16 - Conserving and enhancing the historic environment

Places for Everyone (PfE)

JP-P2 – Heritage

Rochdale Core Strategy (CS)

P2 – Protecting and enhancing character, landscape and heritage

RELEVANT SITE HISTORY

11/D54142 – approved – 10 June 2011

Convert single dwelling into three cottages – retrospective (resubmission D/53942)

11/D54143 – approved = 10 June 2011

Convert single dwelling into three cottages – retrospective (resubmission D53943)

CONSULTATION RESPONSES

Historic England

No comments

No reply received

REPRESENTATIONS

None received

ANALYSIS

The existing windows on the property were likely installed as part of the refurbishment works which took place when numbers 4 to 6 Paul Row were subdivided. The windows are soft wood, with slim-profile double glazed units. As modern windows, they are not of any particular architectural or historic interest. However, they are considered to be of an appropriate design and material, and match those elsewhere within the terrace. The existing windows have a neutral impact on the significance of the listed building.

The proposal is for the replacement of these existing windows, which have rotted in places, with new hardwood windows to match. Subject to the detailing and dimensions matching the existing (as detailed within the application), that the proposal would have a neutral impact on the significance of the heritage asset.

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. This consent relates to the following plans:

- Site location plan, received 16 August 2024
- Heritage statement, received 20 August 2024
- Annotated photo with measurements, received 8 October 2024

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The new windows shall be fabricated of timber and shall match the existing in terms of detailing. The windows and double glazed units shall be in accordance with the dimensions as set out within the approved annotated photographs dated 8 October 2024.

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.