APPLICATION NUMBER: 19/01364/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/01364/LBC	Jessica Scott	29 June 2020

Address: 1 Ealees Littleborough OL15 0HJ

Proposal: Replacement of existing window units throughout with new wooden double-glazed units

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/A
	Applicant a Council Member or officer?	N	**Contrary to previous decision?**	N/A
	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

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	**Grant subject to conditions**

CHECKED AND SIGNED OFF BY: KN **DATE: 1/07/2020**

SITE

The listing description explains that the site is recognised as “House. Early C18. Hammer-dressed stone with graduated stone slate roof. 2-unit 2-storey plan with central porch. Quoins. Gabled porch flanked by 4-light (with 2 mullions removed) and 3-light (with no mullions remaining) chamfered stone mullion windows. Two 3-light windows on the first floor. Raised eaves. Gable chimney stack. Blocked door in gable. Four similar 3-light windows to rear and a small C20 lean-to extension.”

PROPOSAL

Replacement of existing window units throughout with new wooden double-glazed units

RELEVANT PLANNING POLICY

National Guidance

Planning (Listed Building and Conservation Areas Act) 1990 (as amended)

Section 66 of the above Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural of historic interest which it possesses.

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO3	**Improving design, image and quality of place**
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
DM1	General development requirements

RELEVANT SITE HISTORY

n/a

CONSULTATION RESPONSES

Conservation And Design

RECOMMEDATION

This proposal is recommended for approval.

SIGNIFICANCE ASSESSMENT
1 Ealees is an early 18th century, Grade II listed building. The significance of the asset is embodied within its architectural form, constructed of hammer-dressed stone with 4 and 3 light chamfered stone mullion windows.
The proposal seeks to replace the current window units installed within the property with double glazed units throughout. The existing units are late 20th century with mock lead work detailing and their inappropriate design has compromised the significance of the designated heritage asset. The replacement window units are

proposed to be plain glazed and will include slim line double glazing to increase the thermal efficiency of the property. Given the existing windows design it is considered that in this instance the replacement of the windows with a double glazed timber casement unit will have a neutral impact on the designated heritage asset. As such this proposal is recommended for approval.

IMPACT ASSESSMENT
The proposal will have a neutral impact on the designated heritage asset (NPPF, paragraph 192).

REPRESENTATIONS

This application has been advertised on site and within the local newspaper.
There have been no public comments or objections received.

ANALYSIS

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant permission for works which affect a listed building or its setting, 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.

'Significance' with regard to heritage assets is defined by the NPPF as:
'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

In accordance with paragraph 189 of the NPPF, the applicant has submitted a heritage statement in support of the application. The building was designated as a Grade II listed building on 23 April 1986. The listing description notes both the architectural and historical interests of the building.

Paragraph 190 of the NPPF states that "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining whether works to a listed building constitute harm, an important consideration is whether the works seriously affect a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. Harm may arise from alteration to the asset or from development within its setting.

As detailed above in the Conservation Officer's comments, the proposal will have a neutral impact on the designated heritage asset as the works will not compromise the significance of the designated heritage asset. Supporting specifications have been provided within the application along with sample windows and these have negated the requirement for any further details to be submitted prior to works commencing.

With regards to sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), the proposed works would not result in the loss of any features of special architectural or historic interest, and would not harm the

significance of the listed building. The proposal therefore complies with Sections 16 and 66 of the Act, the relevant requirements of the NPPF and the Rochdale Core Strategy.

RECOMMENDATION

GRANT 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 permission relates to the following plans and documents:
   - Location Plan – 1:1250
   - Proposed Elevations and Sections Drawn at 1:100
   - Leach and Clegg Window Survey

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, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Report Author Jessica Scott