

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00842/LBC

CASE OFFICER

Catherine Fenghour

DETERMINATION DATE 21.10.2024 EXT OF TIME

Address: 8 Middle Newgate Calderbrook Road Littleborough OL15 9NU

Proposal: Installation of extraction unit and internal alterations to existing bathroom

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

CHECKED AND SIGNED OFF BY: LA

DATE: 30.10.24

SITE

The application site is an end terrace property on Calderbrook Road in Littleborough. It is part of a wider terrace originally constructed as weavers' cottages in the early 19th century. 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.

PROPOSAL

The proposal is for the refurbishment of the existing bathroom and the installation of a new external vent. The scheme has been revised, and a cast iron grille is now proposed externally. Confirmation has also been provided regarding the wall composition internally.

RELEVANT LEGISLATION AND 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 [...] 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

JP-P2 – Heritage

Rochdale Core Strategy

P2 – Protecting and enhancing character, landscape and heritage

RELEVANT SITE HISTORY

16/00384/LBC – approved – 26 May 2016
Replacement of beams

CONSULTATION RESPONSES

Conservation and Design
Not applicable

Joint Committee of National Amenity Societies
No response

REPRESENTATIONS

Site notice and press notices plus neighbour letters.
No responses received.

ANALYSIS

New ventilation system

The proposal is for the installation of a new ventilation system within the existing bathroom. This would be installed on the ceiling of this room and would extract above the first floor window on the side elevation. The external grille would be 100mm² and would be cast iron painted black.

There would be some minor harm from the installation of a ventilation grille, through the loss of historic fabric, particularly in relation to the external stone work. This harm would be limited through the use of a suitably detailed cast iron grille, which would ensure that it is not overly intrusive when viewed externally. Additionally, it is noted that the bathroom is not currently ventilated, other than by the existing casement window. The installation of the new vent would help to ensure that this space is better ventilated, helping to prevent future damp issues, which could degrade historic fabric.

The applicant has confirmed that any making good works shall be carried out using a lime mortar and stone to match. Subject to these details, it is considered that the low level of harm from this element would be balanced against the benefits of ensuring that this space is adequately ventilated.

Bathroom refurbishment and re-plastering

The existing bathroom is not original to the property and was installed at a later date with stud walls. Opening up works have taken place and it has been confirmed that an original chimney survives behind the existing boarded out external wall.

The proposal seeks to renew existing gypsum plasterwork, and replace the boarding of the external wall, so that it can be tiled. It would be preferable for the walls to be lime plastered and for the chimney to be visible. However, as there is no change from the existing situation, it is considered that this element would have a neutral impact on the significance of the listed building.

The bathroom fittings are also modern and their replacement would have a neutral impact on significance.

Conclusions

Subject to conditions, it is considered that the harm resulting from the vent could be largely mitigated and would be balanced against the benefits of providing ventilation to the bathroom, reducing the risk of fabric loss in the future.

RECOMMENDATION

Grant subject to 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:
 - Location plan
 - 8MNG-Bathroom-Proposed-01 Rev. B - Proposed plan and scope of works
 - 8MNG-Bathroom-Existing-01 Rev. B - Existing plans and proposed removals
 - Cast Iron Air Brick Company Air Brick Company - Specification Sheet - Square Slotted 100mm2
 - Design and Access Statement Rev. B
 - Heritage Statement Rev. B

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

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.

3. Any works to repair the stone work, following the installation of the vent, 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 Catherine Fenghour