

Officer Report

Case Reference: PL/2026/0270
Location: Buckley Pastures Farm, Pot House Lane, Wardle, Rochdale, OL12 9PP
Proposal: Listed Building Consent for the replacement of existing uPVC windows with timber windows
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE DESCRIPTION AND CONTEXT

The application site relates to nos. 1 and 2 Pot House Lane, Buckley Pastures Farm, a Grade II listed building included on the National Heritage List for England under List Entry Number 1084235. The list entry identifies the building as Nos. 1 and 2 Pot House Lane and records its special architectural and historic interest as an early nineteenth-century pair of cottages constructed in watershot stone with a stone slate roof.

PROPOSAL

Consent is sought for replacement windows.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

94/D31334: Alterations To Elevations Of Listed Building. Approved STC.

RELEVANT LEGISLATION AND PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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 Guidance

Adapting Historic Buildings for Energy and Carbon Efficiency – Historic England
Advice Note 18 (HEAN 18)

PUBLICITY

Site Notice: 08.05.2026

Press Notice: 05.05.2026

Neighbour notification letters: 23.04.2026

ASSESSMENT

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.

The proposals would see the existing unsympathetic UPVC windows replaced with traditional stormproof flush casement timber windows. The new windows would be finished in RAL 1015 – Light Ivory, a soft and muted off-white tone that is considered appropriate to the character of the listed building and its rural setting. The replacement windows would sit within the existing openings and would not involve any enlargement, reconfiguration or loss of historic masonry.

The double-glazed units would have a slim profile at 14mm and would be installed using a burnt sand mastic. Furthermore, the proposed ironmongery (Anvil Antique pewter slim pear drop espag handles) is considered to be suitable.

Overall, it is considered that the works would enhance the special architectural and historic interest of the building, complying with the requirements of 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION: Approve.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

Summarised as follows:

Conservation and Design

I have no issues with the proposals to replace the existing unsympathetic UPVC windows with timber alternatives. This would be an enhancement. Please can the agent confirm the thickness of the double-glazed units and show this on the plans? These would ideally be slim profile with a maximum thickness of 14mm. Please can they also confirm ironmongery and the type of mastic or putty to be used – a burnt sand mastic would be most appropriate.

Joint Committee of National Amenity Societies

No comments received to date

Historic England

No comment.

Recommendation: Approve with Conditions

Condition(s) (2)

- 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:

- Planning, Heritage and Design & Access Statement - Prepared by IW Design Services March 26
- Window replacement. Dwg no. BPF / 001A
- Window details. Dwg no. BPF / 002B

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.

