

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

10 June 2026

Application reference

PL/2026/0098

Address

6 Harridge Street, Rochdale, OL12 7HW

Proposal

Listed building consent for replacement of existing windows and door

Affected Heritage Assets

Designated heritage assets

- 6, 8 and 10 Harridge Street, Rochdale (Grade II)

Non-designated heritage assets

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Summary

No objections subject to details

Assessment

Site description and significance

The application site is a two-storey terraced cottage, located in Rochdale. Originally it was one dwelling but has now been subdivided into three. It is constructed of coursed stone with a stone slate roof. Dating from the late 17th century, the property retains original features including hoodmoulds over the ground floor windows and stone mullions. The building is listed at grade II for its special architectural and historic interest. The existing windows are modern and have a neutral impact on the building's significance.

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.

NPPF Chapter 16 deals with conserving and enhancing the historic environment. At a local level PpE policy JP-P2 and Rochdale CS policy P2 deal with the historic environment.

Assessment of proposals

The proposal is for the replacement of the existing windows at 6 Harridge Street. The existing windows are not original to the property and are not of any particular special architectural or historic interest.

The heritage statement advises that the new windows would be fabricated of Accoya, with slim profile double glazed units (max. Thickness 14mm) and installed with a traditional trowel mastic.

The heritage statement advises that the existing windows would be replaced on a like for like basis to the front, but that the windows to the rear would be different to the existing. The six-pane window would be replaced by three longer panes to match the windows elsewhere.

The proposals also seek to replace the existing rear door. This door again does not appear to be original and there is no objection in principle to its replacement. The replacement door is confirmed to be Accoya and of the same style as the existing.

Based on the above, it is considered that the proposal would have a neutral impact on the building's significance. No objections

Re-consultation

No