

Officer Report

Case Reference: PL/2026/0098
Location: 6 HARRIDGE STREET, ROCHDALE, OL12 7HW
Proposal: Listed Building Consent for replacement to existing timber windows and door
Recommendation: Approve with Conditions
Officer: Majid Mir

SITE

The application relates to 6 Harridge Street, a two storey mid terraced cottage. The original property was one dwelling but has since 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. No. 6 plus numbers 8 and 10 are Grade II Listed Buildings.

No. 6 Harridge Street faces south on to Harridge Street. To the east it is adjoined to no. 4 Harridge Street and to the west it is adjoined to no. 8 Harridge Street. On the opposite side of Harridge Street is no. 369 Shawclough Road, a modern red bricked two storey detached dwelling set at a 90 degree angle to the application property. No. 369 faces east towards Shawclough Road and therefore the side boundary faces towards no. 6. No. 6 is also set on slightly higher ground than no. 369.

To the rear there is an access path that allows access to the rear of properties on Harridge Street and Shawclough Road.

PROPOSAL

Listed building consent is sought for the installation of replacement windows to the front and rear as well as a new rear external door.

The windows would be fabricated of Accoya, with slim profile double glazed units (max. Thickness 14mm) and installed with a traditional trowel mastic. The windows would be painted in white. The external door would be constructed from Accoya and of the same style as the existing.

RELEVANT PLANNING POLICY

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

Section 72 of the above Act states that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Guidance

National Planning Policy Framework (NPPF)

Chapter 2 Achieving sustainable development

Chapter 12 Achieving well-designed places

Chapter 16 Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

Development Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, and saved Unitary Development Plan (UDP) policies. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

Places for People

JP-P1 Sustainable Places

JP-P2 Heritage

Rochdale Core Strategy (CS)

SO3 Improving design, image and quality of place

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

Rochdale Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Other

National Design Guide (2019) (Ministry of Housing, Communities and Local Government)

RELEVANT SITE HISTORY

Not applicable.

CONSULTATION RESPONSES

Conservation And Design

Summary: No objections subject to details.

Joint Committee Of National Amenity Societies

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions.

REPRESENTATIONS

The application has been publicised with a site notice, press notice and neighbour notification letters. No representations have been received.

ANALYSIS

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.

NPPF paragraph 200 states that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 202 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

The buildings are listed at grade II for its special architectural and historic interest. The listing description reads:

"House, now three cottages. Door lintel dated "CAS 1678". Coursed rubble with ashlar dressings and stone slate roof. 3-unit plan with projecting crosswings to either side of the house-part. The entrance is to the left of the house-part, (No. 8), although there is another entrance to the left of No. 6 and a later entrance to No. 10. The wings do not project at the rear but there is an outshut to the centre which appears to be of a later date. Projecting plinth, stone quoins, chamfered porch with carved lintel projects as far as crosswings, left hand door has chamfered jambs and a flattened triangular head with heavy lintel. Left wing has largely replaced windows, but house-part has 5-light double- chamfered mullion window with hoodmould, as did the right wing (now only 4-light because of inserted door). First floor above house-part had 4-light double-chamfered mullioned window (one mullion has been removed) and right crosswing first floor has 3-light chamfered mullion window. The rear elevation had various 1, 2 and 3-light windows."

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 Conservation Officer raised no objection to the replacement of the windows. It is considered that the replacement windows would have neutral impact on the significance of the designated heritage asset.

The proposals also seek to replace the existing external rear door. This door does not appear to be original.. The replacement door is confirmed to be Accoya and of the same style as the existing. The Conservation Officer raised no objection in principle to its replacement. The replacement door would have a neutral impact on the significance of the designated heritage asset.

As such, the alterations proposes are considered to have a neutral impact on the designated heritage asset and are deemed to be acceptable.

Recommendation: Approve with Conditions

Condition(s) (4)

- 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:

- Location Plan/Site Plan
- Front Elevation Existing
- Rear Elevation Existing
- Frame Sections
- Front Elevation Window Sizes
- Ironmongery Details
- Rear Door Elevations and Sizes

- Rear Elevation Window Sizes
- Window 5: Proposed Elevation
- Window Schedule and Sizes

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.

- 3 The new window frames shall be fabricated out of Accoya wood, have a maximum profile of 14mm and installed with matching timber beads and traditional trowel mastic, unless first submitted to approved in writing by the Local Planning Authority. The windows shall be retained and maintained as such thereafter.

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.

- 4 The new door in the rear elevation shall be fabricated out of Accoya wood and in accordance with the details submitted in the document 'Heritage statement for 6 Harridge St OL12 7HW' and 'rear door elevation and size' drawing. The new door shall be retained and maintained as such thereafter.

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.