

# HERITAGE & CONSERVATION CONSULTATION RESPONSE

## Application Details

### Heritage, Conservation & Design team officer

Catherine Fenghour

### Date

8 July 2026

### Application reference

PI/2026/0033

### Address

33 to 35 Broad Lane, Rochdale, OL16 4PG

### Proposal

Listed building consent for works to grade II listed building consisting of: replacement of all windows and external doors and internal reconfiguration.

## Affected Heritage Assets

### Designated heritage assets

- 33 to 35 Broad Lane (grade II)
- 31 Broad Lane (grade II)

### Non-designated heritage assets

- 29 Broad Lane

## Summary

Amendments and updates required

## Assessment

These comments should be read in conjunction with previous comments which describe the site and set out the policy and legislative context.

### *Previous comments / concerns:*

Enlarged ground floor opening - it was previously advised that nibs should be visible in both cottages and that the opening should not extend to the ceiling. A methodology for the works was requested, and it was advised that the new beam should be timber.

A section is still required and nibs should be retained to both sides.

Replacement external doors – it was advised that this element should be omitted from the proposal, and replacement would only be accepted if it can be shown that they are modern interventions, or beyond reasonable repair. This has not been demonstrated.

Replacement windows – these should either be single glazed or use slim profile double glazing (max. 14mm thickness). Large scale window details and product specifications should be required by condition.

Response to additional information in respect of suggested conditions:

*Condition 4 - No works for the repair, replacement or installation of any internal doors shall take place until a detailed scheme for the repair and replacement of existing doors and detailed product specifications for replacement doors (including large scale elevations and sections at a scale of not less than 1:50) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme. For the avoidance of doubt, replacement doors shall be fabricated in timber.*

A door schedule has been provided, which states that only two internal doors remain. The location of these doors should be shown on the floor plan. It was noted when we visited the site that there was a historic door on the upper floors? Please can the applicant clarify what has happened to this door and surround, as it should be retained:



The proposed replacement doors are shown to be walnut colour with a solid engineered wood core. it is not clear what the veneer is made from. As previously advised doors should be timber. The section provided is not to scale and does not show the door or surround.

*Condition 5 - No works for the replacement or insertion of any windows to the building shall take place until such time as full product specifications for the replacement windows including large scale elevations and sections of reveals at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, windows shall be constructed from timber. The works shall be carried out in accordance with the approved details thereafter.*

Please can the applicant confirm whether all the existing windows have 28mm double glazed units? This is not clear from the submission.

For the avoidance of doubt glazing bars should be integral, not stuck on. The images of the windows shown do not match those on the elevations (i.e. shape and number of glazing bars?)

*Condition 6 - No works to plaster or insulate the walls and ceilings shall take place until full product specifications and a works methodology have been submitted and approved; insulation products shall be breathable, and a lime plaster shall be used.*

The applicant is proposing a mineral fibre insulation but has not confirmed the product and a specification has not been provided. This is important, as different products will have different levels of permeability. Also it is noted that a different insulation product is proposed in Appendix E.

Details of the lime plaster need to be provided – product specification.

All historic walls should use a breathable finish, not just external walls.

*Condition 7 - Prior to the installation of any partition finishes, details shall be provided of the finish of the partition walls and their means of fixing to the existing building. The development shall be carried out in accordance with the approved scheme.*

No issues with gypsum for new partition walls and fixing details are ok. Existing walls, including internal need to use permeable materials.

*Condition 8 - No works to enlarge the existing ground floor opening between the two properties shall take place until a detailed methodology has been submitted and approved; the beam used shall be timber and any making good shall be carried out using lime mortar.*

See above comments – there is a need for a section drawing. we also need the structural engineer's input.

*Condition 9 - No works to internal floors shall take place until a detailed scheme for the repair and replacement of the existing floors has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme. For the avoidance of doubt, the existing York stone shall be re-used where possible.*

Plans required showing where/how Yorkstone will be reused. Also need details of the proposed tile. To avoid a mismatch, if the floor is damaged in several rooms, it may be preferable to consolidate the stone in areas, with the tiling used elsewhere.

*Condition 10 – No works shall take place until a full schedule of repairs and finishes not covered by other conditions has been submitted and approved; this shall include a description and methodology for all proposed repair works and finishes, for example stone mullions, roof, chimneys, retained doors and floors. The approved works shall be carried out prior to first occupation or in accordance with a phasing plan agreed in writing with the LPA.*

General information has been provided but does not include precise details of the methodology (presumably because this is not known at this point). To enable works to take place, we could look at rewording the condition, so that details are provided prior to the specific repairs taking place.

There are concerns regarding some of the wording – specifically to elements being retained where possible (chimney / roof structure). These elements should be retained and repaired.

*Condition 11 – No works shall take place to install flues and services until details of flues and service runs have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.*

Details of service runs look ok as these are stated to be concealed behind walls and ceilings. It is understood that no additional flues are being proposed at this time.

*Condition 12 – No works shall take place to replace the existing external doors until a schedule of the existing external doors has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the age and condition of the existing doors, details of doors to be retained or replaced and full product specifications for the replacement doors. The works shall be carried out in accordance with the approved details thereafter.*

The doors appear historic, as does the ironmongery, although it is acknowledged that they may have been altered. the replacement of the front doors is not supported. The doors should be repaired rather than replaced. It is important that the methods to remove paint are appropriate and do not damage the timber.

## Re-consultation

yes