

**Planning Applications Report**

**Planning Committee  
18th August 2022**

**Bolton  
Council**

Bolton Council has approved a Guide to Good Practice for Members and Officers Involved in the Planning Process. Appendix 1 of the Guide sets down guidance on what should be included in Officer Reports to Committee on planning applications. This Report is written in accordance with that guidance. Copies of the Guide to Good Practice are available at [www.bolton.gov.uk](http://www.bolton.gov.uk)

Bolton Council also has a Statement of Community Involvement. As part of this statement, neighbour notification letters will have been sent to all owners and occupiers whose premises adjoin the site of these applications. In residential areas, or in areas where there are dwellings in the vicinity of these sites, letters will also have been sent to all owners and occupiers of residential land or premises, which directly overlook a proposed development. Copies of the Statement of Community Involvement are available at [www.bolton.gov.uk](http://www.bolton.gov.uk)

The plans in the report are for location only and are not to scale. The application site will generally be in the centre of the plan edged with a bold line.

The following abbreviations are used within this report: -

CS	The adopted Core Strategy 2011
AP	The adopted Allocations Plan 2014
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
PCPN	A Bolton Council Planning Control Policy Note
PPG	Department of Communities and Local Government Planning Policy Guidance Note
MPG	Department of Communities and Local Government Minerals Planning Guidance Note
SPG	Bolton Council Supplementary Planning Guidance
SPD	Bolton Council Supplementary Planning Document
PPS	Department of Communities and Local Government Planning Policy Statement
TPO	Tree Preservation Order
EA	Environment Agency
SBI	Site of Biological Importance
SSSI	Site of Special Scientific Interest
GMEU	The Greater Manchester Ecology Unit

The background documents for this Report are the respective planning application documents which can be found at:-

[www.bolton.gov.uk/planapps](http://www.bolton.gov.uk/planapps)

Date of Meeting: 18 August 2022

Application Reference: 13329/22

**Type Of Application**  
**Registration Date**  
**Decision Due Date**  
**Responsible Officer**  
**Authorising Officer**

**Listed Building Consent**  
**29 April 2022**

**Jackie Whelan**

**Location**

**35 FOURTH STREET BOLTON BL1 7NW**

**Proposal**

LISTED BUILDING CONSENT FOR REPLACEMENT OF  
WINDOWS

**Ward**

Smithills

**Applicant:** Mr J Ashton

**Agent:** No Agent for application

## **OFFICERS REPORT**

**Recommendation:** Refused

### **Executive Summary**

- The application relates to a Grade II Listed end terraced property in the Barrow Bridge Conservation Area and proposes the replacement of timber windows with UPVC sliding sash.
- Cllr Hayes has requested the application be considered at Committee on the basis that there are severe problems installing traditional wooden windows in these properties due to the moisture content of the stone and that there are now UPVC windows which give a realistic traditional effect.
- The existing windows are non-original timber windows in a poor condition. Their replacement in UPVC sliding sash would present an improvement in appearance to the existing but would still have a plastic finish and a non-traditional appearance which would unacceptably diminish the heritage significance of the listed building and the character of the Barrow Bridge Conservation Area.
- The Conservation Area is a model village dating from 1830 and the terraces are all listed grade II. There has been a progressive change over the last few decades to replacing windows with timber sliding sashes to better reflect the traditional character of the buildings and in line with guidance set out in the Conservation Area Appraisal for Barrow Bridge.
- Allowing a change to UPVC windows would set an undesirable precedent which would reverse the uplift and conservation standards that have been maintained over the years as well as undermine the appearance and significance of the heritage assets. Timber (with appropriate primers and maintenance) is also a more sustainable and appropriate conservation material which allows the building to breathe and can be maintained to last longer than UPVC.
- Members are therefore recommended to refuse the application for UPVC windows.

### **Proposal**

1. To replace front and rear timber top opening windows with UPVC sliding sashes.

## **Site Characteristics**

2. 35 Fourth Street is a two-storey stone-built grade II listed building which forms part of a group of listed terraced dwellings in Barrow Bridge Conservation Area. It is the end property of the listed terraced grouping.
3. The listed building entry for numbers 35-40 Bazley Street describes the group as a "terrace of six houses. c1830. Coursed and squared stone with slate roof. Two storeys, eleven-window range comprising five single unit, double pile planned dwellings with a two-unit, single-depth range dwelling in the gable facing Bazley Street. Houses face west, and principal doorways have moulded architraves with entablature hood; rear doors in simpler architraves; windows all renewed in original openings with flat arched heads. Brick and stone ridge chimneys. INTERIOR: not inspected. The terrace forms part of the model village of Barrow Bridge, established c1831 by Robert Gardner, to serve the adjacent Dean Mills complex, which he also built."

## **Policy**

### *The Development Plan*

4. Core Strategy Policies : CG1 Cleaner and Greener, CG3 Built Environment, CG4 Compatible Uses, OA5 North Bolton

### *Other Material Considerations*

5. National Planning Policy Framework (NPPF) Chapter 16 Conserving and Enhancing the historic Environment, SPD General Design Principles, Barrow Bridge Conservation Area Appraisal.

## **Analysis**

6. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise. Applications which are not in accordance with Development Plan policies should be refused unless material considerations justify granting permission. Similarly, proposals which accord with Development Plan policies should be approved unless there are material considerations which would justify a refusal of permission.
7. It is therefore necessary to decide whether this proposal is in accordance with the Development Plan and then take account of other material considerations.
8. The main impacts of the proposal are:-
  - \* impact on the character and appearance of the listed building.
  - \* impact on the character and appearance of the Conservation Area.

### Impact on the Character and Appearance of the Listed building

9. Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the conservation area.
10. Policy CG3.4 of the Core Strategy states that the Council will conserve and enhance the heritage significance of heritage assets and heritage areas, recognising the importance of sites, areas and buildings of archaeological, historic, cultural and architectural interest and their settings.
11. Section 2 of SPD 'General Design Principles sets out the Council's aim to protect listed buildings, including protection from inappropriate alteration.
12. Section 16 of the NPPF relates to the conservation and enhancement of the historic environment. It states (para. 199) that in considering the impact of a proposed development on the

significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

13. Paragraph 202 of the NPPF states that where a 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 securing its optimum viable use.
14. The heritage significance of the listed building is derived from its historical association with the model village and the modest traditional proportions of the stone-built terrace built out of squared coursed stone. The terraces in Barrow Bridge have timber windows in the main with many having installed timber framed double glazed sliding sashes with one or two exceptions.
15. Timber framing better reflects the traditional craftsmanship and historic origins of the dwelling houses and is encouraged in the Conservation Area Appraisal for Barrow Bridge. It is also a more appropriate material for traditional buildings by allowing the building to breathe as well as being more sustainable in the long term. Any dampness arising from the building is likely to be largely due poor ventilation and using inappropriate materials which do not allow the building to breathe. The existing windows at number 35 Fourth Street are top opening timber windows on both elevations in poor condition.
16. The replacement of the windows with UPVC framing would create a contrasting aesthetic and introduce a material which visually contrasts with the historic appearance of the listed buildings. While the proposed UPVC sash window would be an improvement to the existing windows the overall finish of the UPVC framing would appear at odds with and fail to respect the historic appearance of the building. It would also set an undesirable precedent given that would have a cumulative harmful effect on the appearance of the group listing. Over time the plastic finish and appearance would appear more obvious and would require replacement in 25 years with the accompanying environmental problem of disposing of the UPVC frames.
17. The significance of a Listed Building and its special interest is defined in the Historic Environment section of the Planning Practice Guidance (23<sup>rd</sup> July 2019) as flowing from archaeological, architectural, artistic, and historic interests. Further guidance is also set out in Historic England Listed Building Consent Advice Note 16 (paragraph 14) and states that special interest is expressed in a Listed Building's construction techniques, materials and craftsmanship. Paragraph 15 of the same guidance advises that where fabric has failed or has to be replaced, the alterations need to be carried out in a way which matches or complements the fabric and design of the building which together with the use of appropriate materials is likely to fulfil the NPPF policy to conserve.
18. It is the Conservation Officer's (and also as case Officer) view that the UPVC windows would fail to conform with the requirement to conserve as they are features which have been replaced in an inappropriate modern material which would not match or complement the fabric and design of the building or the terrace. Core Strategy Policy CG3:4 also requires the conservation of heritage assets and the proposal would thereby not be compliant with this policy. The proposal would amount to less than substantial harm to heritage significance which is not outweighed by public benefits as required by paragraph 202 of the NPPF, while there would be some gain in thermal improvements this is considered to be small and mostly a private gain.

#### Impact on the Character of the Conservation Area.

19. The proposal would have a small impact on the character of the Barrow Bridge Conservation Area given the size of the alteration in relation to the size of the Conservation area but there is visibility of the elevations from the spaces between the terraces at front and rear which would

result in some visual harm. It would also set a precedent on a terrace where the majority of the windows are constructed in timber and that that could result in a cumulative harm to the area. This harm would be more pronounced in Barrow Bridge given that all the terraces are listed, and thereby one precedent would kick start a progressive change to UPVC to the overall detriment of the architectural and historic special interest.

20. The majority of properties in the conservation area have timber windows which has been consistent with guidance set out in the Barrow Bridge Conservation Area Appraisal Conservation which requires replacement windows to be timber framed. The proposal in the Officers view would thereby fail to conserve the character of the conservation area contrary to Policy CG3:4.

### **Conclusion**

21. Members are recommended to refuse the application on the grounds that the new UPVC windows would detract from the special architectural and historic interest of the listed building contrary to Policy CG3:4 of the Core Strategy.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** none

**Petitions:-** none

**Elected Members:-** Cllr Hayes raised concern over problems with installing timber windows on these properties due to dampness and the improved appearance of UPVC windows.

### **Planning History**

01288/17 & 01289/17 Planning and listed building consent refused for the demolition and erection of garage and erection of single storey side extension.

03368/18 & 03415/18 Planning and listed building consent was approved for the renovation of the existing garage and erection of single storey side extension.

### **Recommendation: Refused**

### **Recommended Conditions and/or Reasons**

Subject to the following conditions, which have been imposed for the reasons stated:-

- 1 The proposed windows by virtue of their material finish and appearance would detract from the special interest of the listed building and the character and appearance of the Conservation Area and would be contrary to Policy CG3 of Bolton's Core Strategy and the guidance in the Barrow Bridge Conservation Area Appraisal.







**Spectus**  
WINDOW SYSTEMS