

Planning, Design, and Heritage Statement

Site Address: 22 to 40 Market Street and 19 and 21 Broad Street, Bury, BL9 0AJ.

Proposal: replacement of the majority of the existing grey aluminium framed windows at Lester House, Bury, with grey uPVC replacement windows incorporating integrated aluminium ventilation louvres.

Date: July 2026

Executive Summary

Introduction

This Planning, Design and Heritage Statement has been prepared in support of a full planning application for the replacement of the majority of the existing aluminium-framed windows at Lester House, Bury, with new grey uPVC reversible windows incorporating integrated glazed-in aluminium ventilation louvres.

Lester House was originally constructed and occupied as office accommodation. Following the grant of prior approval for the change of use of the upper floors from offices to residential apartments, together with planning permission for associated external alterations, the building is currently being refurbished to provide modern residential accommodation. As part of that wider refurbishment programme, the existing window units require replacement to improve thermal performance, natural ventilation, durability and occupant comfort, ensuring they are suitable for their intended long-term residential use.

The proposal forms part of this wider programme of refurbishment and has been carefully designed to improve the long-term performance, energy efficiency and longevity of the building whilst preserving its architectural character and its contribution to the Bury Town Centre Conservation Area.

Beyond the improvements to the building itself, the proposals will enhance the appearance of a prominent corner building within Bury Town Centre. The replacement windows will contribute to the ongoing refurbishment of a building that the Local Planning Authority has previously recognised as benefiting from updating and improvement, supporting its long-term beneficial use as residential accommodation. In doing so, the development will make a positive contribution to the quality of the surrounding townscape and complement the wider investment and regeneration taking place across Bury Town Centre.

Although the proposal introduces uPVC in place of the existing aluminium frames, the assessment demonstrates that the significance of Lester House does not lie in the window material itself but in its overall architectural composition and contribution to the townscape. The proposed windows preserve the established proportions, rhythm and appearance of the elevations whilst delivering wider environmental, residential and regeneration benefits. Consequently, the change in material does not give rise to harm that would justify withholding planning permission.

The application does not seek to alter the approved residential use, nor does it involve changes to the scale, footprint, height, structural frame or overall form of the building. The proposal is limited to the replacement of the majority of the existing window units, with the rear stair glazing, ground floor entrance glazing, roof terrace sliding doors and corridor AOV glazing all remaining unchanged.

1. Introduction

1.1 Purpose of this Statement

This Planning, Design and Heritage Statement has been prepared in support of a full planning application for the replacement of the majority of the existing grey aluminium framed windows at Lester House, Bury, with grey uPVC replacement windows incorporating integrated aluminium ventilation louvres.

The proposal forms part of a programme of refurbishment intended to improve the long-term performance of the building envelope while preserving the established appearance of the property and its contribution to the Bury Town Centre Conservation Area.

The application relates solely to the replacement of the majority of the existing windows. Existing stair glazing to the rear elevation, the ground floor entrance glazing, the roof terrace sliding doors and the corridor AOV glazing are retained and are not included within the replacement works. No alterations are proposed to the scale, footprint, height, structural frame, roof form or use of the building. The proposal should therefore be viewed as a modest enhancement to an existing building rather than redevelopment or remodelling.

Given the limited nature of the works, this Statement has been prepared on a proportionate basis. It focuses on those planning and heritage considerations that are material to the determination of the application and does not seek to provide unnecessary supporting information where this would add little value to the decision-making process.

1.2 The Application Site

Lester House occupies a position on the corner of Market Street and Broad Street within Bury Town Centre. The ground and first floor of Lester House are occupied by retail units. Floors 2 - 4 are occupied by offices. The building recently received prior approval (Ref: 72135) on the 15/08/2025 for a change of use from offices (E use class) to 28 no. flats followed by approval to make external alterations (Ref. No: 72445).

Although situated within the Bury Town Centre Conservation Area, the building is not a listed building and does not comprise a heritage asset in its own right. The building is located at Lester House, at the junctions of 22 to 40 Market Street and 19 and 21 Broad Street, Bury, BL9 0AJ. The surrounding area comprises a mix of commercial and residential properties, typical of a town centre.

The building was constructed in the 1990s and has limited architectural merit that contributes neutrally to the conservation area's overall character. The building is principally characterised by a reinforced concrete structural frame with repetitive window bays and horizontal bands of glazing. The elevations are deliberately restrained, with limited architectural ornamentation, allowing the regular structural grid and fenestration pattern to define the appearance of the building.

The existing windows comprise powder-coated aluminium framed double-glazed units incorporating a glazed upper vision panel and an opaque lower spandrel panel. The existing windows do not incorporate integrated ventilation louvres. Whilst these windows form part of the building's external appearance, they are not considered to possess independent architectural or historic significance. Over time they have

deteriorated and no longer provide the thermal or operational performance expected of a modern residential building.

A site location plan is shown below in Figure 1 with images shown in Images 1 - 7.

Figure 1 - Site Location



Image 1 - Lester House viewed from Market Street, illustrating the existing façade composition, concrete structural frame and repetitive window arrangement.



Image 2 - Side view of Lester House from Broad Steet



Image 3 - Rear view of Lester House from Back Market Street



Image 4 - View of Lester House from Back Market Street and Broad Street



Image 5 - View of the rear of Lester House from Back Market Street

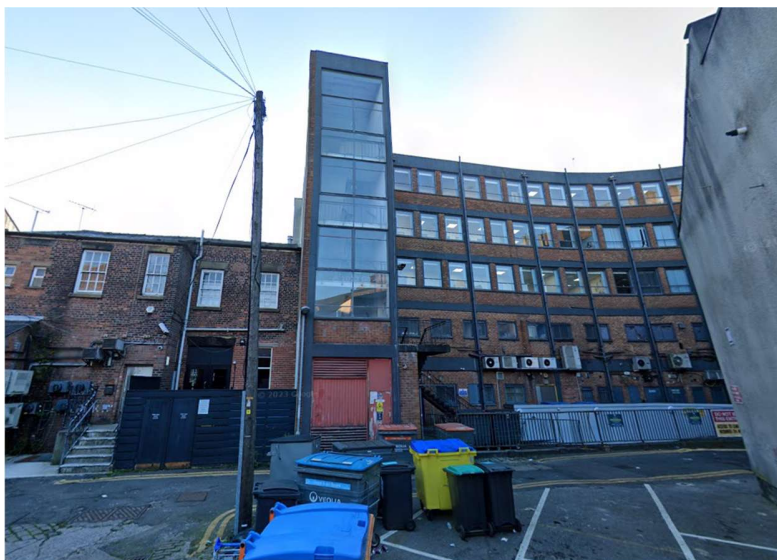


Image 6 -Existing Window Arrangement - Front elevation



Image 7 -Proposed Window Arrangement - Front Elevation



1.3 Scope of the Proposal

The application seeks planning permission for the replacement of the majority of the existing aluminium framed windows with a grey Eurocell Modus 75 reversible uPVC window system incorporating glazed-in DucoGrille Solid F30Z aluminium ventilation louvres. The replacement windows will be installed within the existing structural openings, retaining the established façade rhythm and architectural composition of the building. The proposal also replaces the existing opaque lower spandrel panel with a full-height glazed vision panel beneath the integrated ventilation louvre, improving daylight penetration whilst maintaining the overall proportions of the existing fenestration.

The selected products have been chosen because they provide a commercial-quality appearance, maintain the established colour palette of the building and significantly improve thermal performance.

The proposal has been designed to fit within the existing structural openings. Consequently, there is no change to the proportions of the fenestration, the rhythm of the elevations or the overall architectural composition of Lester House.

The works are minor in nature and comprise of replacements of existing features with upgraded, better quality features. The proposal seeks to sensitively update the building while preserving and enhancing the character and appearance of the surrounding conservation area.

1.4 Structure of this Statement

The remainder of this Statement considers the proposal against the statutory development plan, national planning policy and the statutory duties relating to the Conservation Area. It also assesses the likely effects of the development on the character and appearance of the building and the wider townscape before drawing together the planning balance in support of the application.

The application is also supported by a duly complete application form, correct fee and the following drawings:

- Location Plan
- Block plan
- Elevations (Existing and Proposed). It should be noted that for completeness the approved external amendments from external alterations (Ref. No: 72445) have been included in the proposed elevations.
- Brochure (Appendix B)

These should be referred to alongside the Statement.

2. Site and Surroundings

2.1 Site Description

The application site comprises Lester House, a prominent mixed-use building occupying the corner of Market Street and Broad Street within Bury Town Centre. The building provides commercial accommodation at ground floor level with residential accommodation on the upper floors, contributing to the active frontage and mixed-use character of the town centre.

Lester House is a modern building dating from the latter part of the twentieth century and is representative of a period of commercial redevelopment within the town centre. Its architectural character differs markedly from the surrounding Victorian and Edwardian buildings, reflecting contemporary design principles that emphasised simplicity of form, structural expression and functional design.

The building is principally characterised by a reinforced concrete structural frame with repetitive window bays and horizontal bands of glazing. The elevations are deliberately restrained, with limited architectural ornamentation, allowing the regular structural grid and fenestration pattern to define the appearance of the building.

The existing windows comprise powder-coated aluminium framed double-glazed units installed within the original structural openings. Each window comprises a glazed upper vision panel with an opaque lower spandrel panel. The windows do not incorporate integrated ventilation louvres and are now approaching the end of their operational life.

2.2 Surrounding Area

The site occupies a highly accessible location within Bury Town Centre, surrounded by a mixture of commercial, retail, leisure and residential uses.

The immediate townscape is varied in both age and architectural style. Historic buildings dating from the eighteenth and nineteenth centuries sit alongside twentieth-century redevelopment, reflecting the continued evolution of the town centre over several centuries.

Immediately surrounding the site are retail premises, commercial buildings and public realm improvements associated with the principal shopping streets. The wider Conservation Area contains a number of designated heritage assets, including listed civic and commercial buildings that make an important contribution to the historic character of Bury.

Whilst these buildings exhibit traditional architectural detailing, natural stone, brickwork and historic timber joinery, Lester House is clearly identifiable as a later addition to the townscape. Its contribution is therefore derived from its scale, urban enclosure and active frontage rather than from surviving historic architectural features.

2.3 Conservation Area

Lester House lies within the Bury Town Centre Conservation Area, designated in recognition of the special architectural and historic interest of the historic town centre.

The Conservation Area Appraisal identifies the area's significance as arising principally from the medieval street pattern, the concentration of listed buildings around the Market Place, the surviving Victorian and Edwardian commercial architecture and the quality of historic architectural detailing. Particular importance is attached to the retention of traditional materials and original architectural features, including historic windows and doors, which contribute to the area's special character.

Lester House forms part of a later phase of twentieth-century redevelopment within the Conservation Area. Whilst differing in architectural style from the surrounding historic buildings, it contributes to the townscape through its established building line, active frontage and consistent façade composition. The building is not identified within the Appraisal as a heritage asset in its own right, nor does it possess the traditional architectural detailing that defines the significance of the surrounding nineteenth-century buildings.

The existing aluminium window system is modern fabric and its replacement does not involve the loss of historic joinery or other architectural features identified by the Appraisal as contributing to the significance of the Conservation Area. The proposal instead retains the established proportions of the openings, the

repetitive rhythm of the elevations and the grey external appearance of the building whilst improving its environmental performance and extending its operational life.

Accordingly, the proposal preserves the character and appearance of the Bury Town Centre Conservation Area and satisfies the statutory duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.4 Nearby Heritage Assets

There are several designated heritage assets within the vicinity of the application site, including listed commercial buildings, churches and civic buildings.

The significance of these heritage assets is principally derived from their own architectural, historic and evidential interest. Lester House does not form part of their historic development and does not provide an essential component of their setting.

The building is not a listed building but is located next door to a listed building 'The Bank' (as shown in Image 8). The alterations are minimal and will not impact on the Listed Building.

Image 8 - The Bank



The proposal does not alter the scale, height, massing or footprint of Lester House, nor does it affect the spatial relationship between the building and neighbouring heritage assets. Views through the Conservation Area remain unchanged and the building will continue to read as a modern intervention within a historic townscape.

The proposed replacement windows therefore do not give rise to any appreciable change in the setting of nearby listed buildings.

2.5 Summary

Lester House is a modern mixed-use building located within, but not defining, the Bury Town Centre Conservation Area. Its contribution to the character of the area arises principally from its scale, urban form and consistent architectural composition rather than from historic detailing or original fabric.

The proposed replacement windows retain the established window openings and façade rhythm whilst introducing a contemporary fully glazed window system with integrated head ventilation, improving environmental performance without altering the architectural composition of the building.

3. The Proposed Development

3.1 Introduction

The application seeks planning permission for the replacement of the majority of the existing windows at Lester House with new grey uPVC reversible window units incorporating integrated glazed-in aluminium ventilation louvres.

The replacement windows comprise the Eurocell Modus 75 reversible window system with DucoGrille Solid F30Z integrated aluminium ventilation louvres positioned within the head of each window assembly. The proposed design also replaces the existing opaque lower spandrel panels with full-height glazed vision panels, increasing natural daylight to the internal accommodation whilst maintaining the established proportions of the window openings.

Importantly, the replacement window system has been designed to fit within the existing timber-lined window reveals. As a result, the visible width of the replacement frames will closely match that of the existing windows. The majority of the new uPVC frame will be concealed behind the existing internal lining, meaning the perceived frame thickness and external appearance of the fenestration will remain substantially unchanged. This approach ensures that the replacement windows do not introduce noticeably heavier sightlines or alter the established rhythm and proportions of the building's elevations.

The proposals do not include the replacement of all existing glazing within the building. The following elements are specifically excluded from the scope of the application and will remain unchanged:

- the existing stair glazing on the rear elevation;
- the ground floor entrance glazing;
- the roof terrace sliding doors; and
- the corridor Automatic Opening Vent (AOV) glazing.

These retained glazing elements remain suitable for their intended purpose and do not form part of the proposed window replacement programme.

Overall, the proposal represents a targeted refurbishment of the building envelope, replacing those window units that require renewal whilst retaining glazing systems where replacement is neither necessary nor proposed. The existing structural frame, window openings, façade rhythm and overall architectural composition of Lester House will be preserved, whilst the proposed works will improve thermal performance, natural ventilation, daylight provision and the long-term durability of the building.

3.2 Existing Windows

The existing windows comprise powder-coated aluminium framed double-glazed units installed within the original structural openings. Each window incorporates a glazed upper vision panel with an opaque lower spandrel panel. The existing design does not include integrated ventilation louvres.

Although the windows remain functional, they are approaching the end of their serviceable life and no longer achieve the thermal performance or operational standards expected of modern residential accommodation. The proposal therefore seeks to replace the existing units whilst retaining the established window openings, façade rhythm and overall architectural expression of the building.

3.3 Proposed Window System

The proposed replacement window comprises two principal components:

- the **Eurocell Modus 75 reversible window system**; and
- the **DucoGrille Solid F30Z glazed-in aluminium ventilation louvre**.

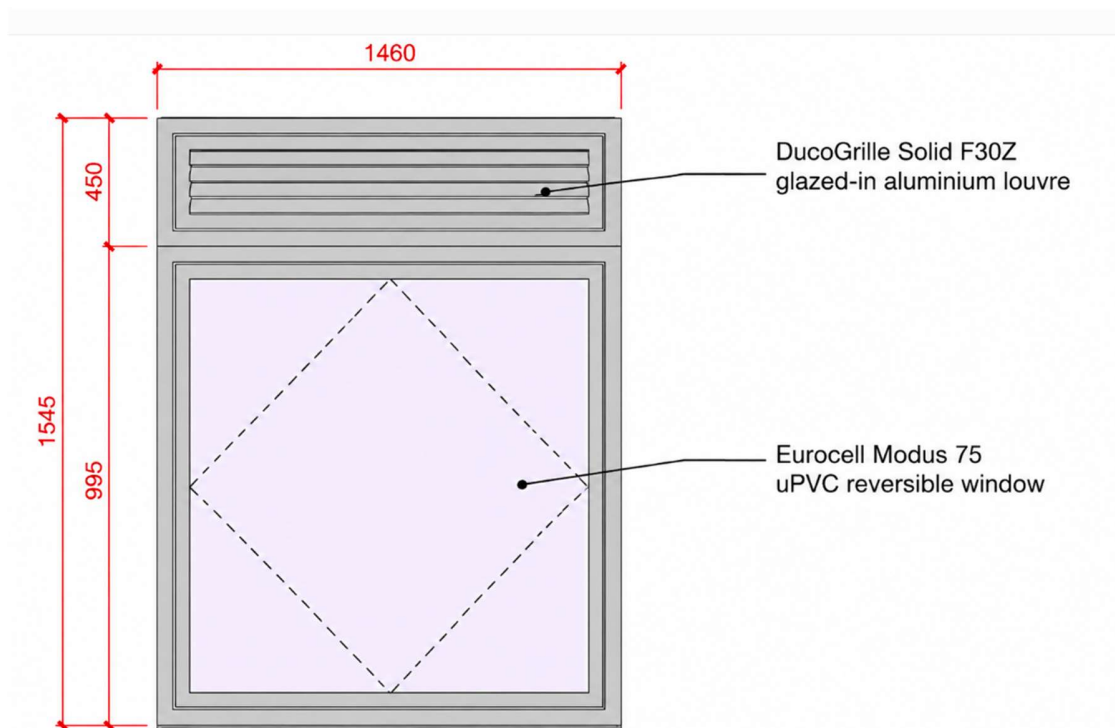
These products have been selected following consideration of both their architectural appearance and technical performance.

Unlike the existing arrangement, the proposed design provides a full-height glazed vision panel beneath the integrated ventilation louvre, removing the opaque lower spandrel panel. This improves daylight penetration to the internal accommodation whilst maintaining the overall proportions of the original window openings.

The integrated aluminium louvre provides background ventilation without the need for surface-mounted trickle vents, resulting in a clean and consistent appearance across the elevations.

The replacement windows have been designed to fit within the existing structural openings and retain the established architectural rhythm of the façade. The proposed grey finish has been selected to closely match the appearance of the existing aluminium frames, ensuring that the visual character of the building is preserved whilst delivering significantly improved thermal performance.

Figure 3 - Proposed Typical Window



3.4 Design Principles

The proposal has been developed around a simple design objective: to improve the performance of the building without changing its architectural character.

This objective has informed every aspect of the replacement window design.

The structural openings remain unchanged and the replacement windows are installed within the existing concrete frame. The established proportions of the glazing are maintained, preserving the repetitive rhythm that defines the appearance of Lester House.

Similarly, the integrated ventilation louvre has been retained as a key architectural feature. Rather than introducing surface-mounted vents or alternative ventilation arrangements, the proposal continues the existing horizontal ventilation band through the use of a glazed-in aluminium louvre. This maintains the visual balance of the elevations and avoids unnecessary additional detailing.

The proposed grey finish has been selected to reflect the appearance of the existing aluminium windows. As a result, the replacement windows remain visually recessive against the exposed concrete frame, allowing the structural composition of the building to continue to dominate the elevations.

Taken together, these measures ensure that the proposal represents a continuation of the existing architectural language rather than a redesign of the building.

3.5 Architectural Comparison

The principal architectural characteristics of Lester House have been carefully considered throughout the design process.

The proposal retains:

Existing	Proposed
Aluminium-framed double-glazed window	Grey uPVC reversible window
Opaque lower spandrel panel	Full-height glazed vision panel
No ventilation louvre	Glazed-in aluminium ventilation louvre at head
Existing structural opening	Opening retained
Existing façade rhythm	Façade rhythm retained
Grey appearance	Grey appearance retained
Existing concrete frame	Structural frame unchanged

Whilst the framing material changes from aluminium to uPVC, the proposal has been designed so that the defining characteristics of the building remain readily recognisable.

The overall visual effect is therefore one of refurbishment rather than alteration.

3.6 Technical Performance

In addition to preserving the appearance of the building, the proposal delivers significant practical benefits.

The replacement windows will improve thermal performance through modern insulated framing and double glazing, contributing to reduced heat loss and improved internal comfort.

The reversible window design also allows safe internal cleaning, an important consideration for upper-floor residential accommodation. The integrated aluminium louvre provides durable background ventilation whilst maintaining the clean appearance of the elevations. The selected louvre system has been independently tested for weather resistance and vandal resistance and is manufactured from extruded aluminium with an A2-s1,d0 fire classification.

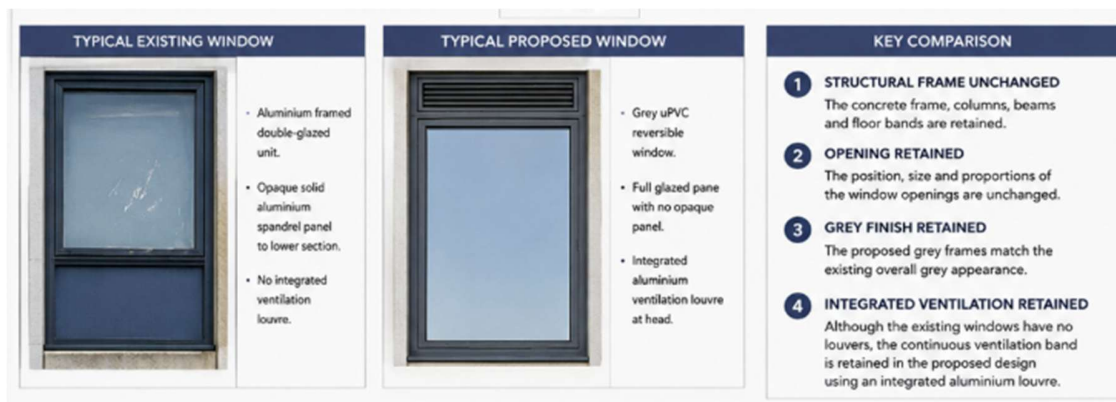
These improvements will extend the operational life of the building envelope and reduce future maintenance requirements, supporting the continued occupation and long-term viability of the building.

3.7 Summary

The proposal has been carefully designed to improve the performance of Lester House while preserving the architectural qualities that define its appearance.

By retaining the structural grid, window proportions, façade rhythm, integrated ventilation band and established colour palette, the replacement windows represent a sensitive and proportionate intervention. The proposal modernises the building envelope without altering the character of the building or its contribution to the wider townscape.

Figure 4 - Comparison



4. Planning Policy Context

4.1 Introduction

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposed replacement windows represent a modest refurbishment of an existing building. Consequently, only a limited number of planning policies are directly relevant to the determination of the application. This chapter identifies those policies and legislative requirements that provide the framework for assessing the proposal.

Detailed consideration of compliance is provided in Chapter 10.

4.2 Statutory Duties

The application site lies within the Bury Town Centre Conservation Area. Accordingly, the Local Planning Authority has a statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area when determining the application.

The application site is not a listed building and no listed building consent is required. However, regard must also be had to the setting of nearby listed buildings insofar as it is affected by the proposal.

The proposal has been designed to retain the established architectural composition of Lester House whilst improving the environmental performance of the building envelope. As demonstrated later in this Statement, the proposal preserves both the character and appearance of the Conservation Area and the setting of nearby designated heritage assets.

4.3 Development Plan

For the purposes of Section 38(6), the statutory Development Plan comprises:

- the Places for Everyone Joint Development Plan (Adopted March 2024); and
- the saved policies of the Bury Unitary Development Plan (Adopted August 1997).

Although the Bury UDP predates the current planning system, a number of policies remain saved and continue to provide an appropriate local policy framework where they are consistent with national policy and the Places for Everyone Plan.

4.4 National Planning Policy

The National Planning Policy Framework (December 2024) is a material consideration in the determination of planning applications.

The Framework promotes sustainable development and seeks to ensure that development is well designed, makes effective use of existing buildings and conserves the historic environment. It encourages proposals that improve the quality and longevity of the built environment whilst respecting local character and heritage significance.

For this proposal, the most relevant sections are:

NPPF Chapter	Relevance
Chapter 12 - Achieving Well-designed Places	Ensuring alterations improve design quality while respecting the character of the existing building.
Chapter 16 - Conserving and Enhancing the Historic Environment	Assessment of the proposal's effect on the Bury Town Centre Conservation Area and nearby heritage assets.

The accompanying Planning Practice Guidance provides additional advice on design quality, heritage assets and proportionate decision making, all of which are relevant to the assessment of this proposal.

4.5 Relevant Development Plan Policies

The following policies are considered most relevant.

Policy	Summary
Places for Everyone Joint Development Plan (2024)	
JP-S1	Promotes sustainable development and efficient use of existing buildings.
JP-S2	Requires development to contribute positively to place-making and local character.
JP-P6	Seeks high quality design that responds positively to its context.
JP-H2	Requires development affecting heritage assets to preserve or enhance their significance and setting.
Saved Bury UDP Policies	

Policy	Summary
EN1	Protects the quality and character of the built environment.
EN2	Requires development within Conservation Areas to preserve or enhance their character and appearance.

These policies provide a consistent policy framework that supports sensitive refurbishment of existing buildings where the character of the Conservation Area is preserved.

4.6 Material Considerations

In addition to the Development Plan, several material considerations are relevant to the determination of this application.

Previous Planning Permission

The Council has previously granted planning permission for external alterations to Lester House under planning application **72445/FUL**.

In assessing that application, the Council concluded that the building appeared "rather tired" and that the approved works would represent "an updating and improvement to the current building façade". The Conservation Officer raised no objection to the proposal.

Whilst each application must be determined on its own merits, the previous permission demonstrates that the principle of sensitively modernising the building has already been accepted by the Local Planning Authority.

Building Performance

The proposal also supports wider objectives relating to the refurbishment and continued occupation of existing buildings. By improving thermal performance, reducing maintenance requirements and extending the operational life of the existing building fabric, the development represents a sustainable investment in the long-term future of Lester House.

4.7 Summary

The statutory and policy framework supports proposals that preserve the character and appearance of Conservation Areas whilst enabling existing buildings to remain fit for purpose through sensitive refurbishment.

The proposal has been developed in accordance with these objectives by retaining the defining architectural characteristics of Lester House while improving the performance and functionality of its window system. As demonstrated in the following chapters, the development accords with both national and local planning policy.

5. Heritage Assessment

5.1 Introduction

The application site lies within the Bury Town Centre Conservation Area and is therefore subject to the statutory duty contained within Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In determining the application, the Local Planning Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The proposal does not involve the demolition of any part of the building, alterations to its scale or massing, or the loss of historic architectural fabric. The assessment therefore focuses on whether the replacement of the existing window units would preserve the character and appearance of the Conservation Area.

5.2 The Heritage Asset

The Bury Town Centre Conservation Area was designated to recognise the special architectural and historic interest of the historic town centre.

The adopted Conservation Area Appraisal identifies that significance is derived principally from the medieval street pattern, the concentration of Victorian and Edwardian commercial buildings, civic architecture, traditional building materials and surviving historic detailing. Collectively these elements create a townscape of considerable architectural and historic interest.

Lester House occupies a prominent position on the corner of Market Street and Broad Street within the Conservation Area. Unlike many surrounding buildings, however, it is a later twentieth-century building that reflects a more contemporary architectural approach.

Its contribution to the Conservation Area therefore differs from that of the surrounding historic buildings. Rather than deriving significance from historic architectural detailing or original craftsmanship, Lester House contributes through its established building line, scale, active frontage and the consistency of its architectural composition.

The building is not listed and is not identified within the Conservation Area Appraisal as making a particular positive contribution by virtue of historic fabric or architectural interest.

5.3 Existing Building

The existing elevations are characterised by a regular structural frame containing repetitive window openings arranged across each floor.

The existing aluminium windows have a simple contemporary appearance comprising glazed upper vision panels and opaque lower spandrel panels. They form part of the architectural composition of the building but do not represent historic fabric or traditional joinery.

As with many buildings of this period, the architectural quality lies principally in the regularity of the structural grid and the disciplined rhythm of the fenestration rather than in decorative detailing.

The existing windows are now approaching the end of their operational life and no longer provide the environmental performance expected of a modern residential building.

5.4 Assessment of Impact

The proposed development has been designed to preserve those elements that define the appearance of Lester House whilst improving the performance of the building envelope.

Importantly, the proposal does not alter:

- the scale or massing of the building;
- the structural concrete frame;
- the position or size of the window openings;
- the alignment of the fenestration;
- the established rhythm of the elevations; or
- the grey external colour palette.

The principal visual change is the replacement of the existing aluminium windows with a modern grey uPVC window system incorporating an integrated glazed-in aluminium ventilation louvre. The proposal also replaces the existing opaque lower spandrel panel with a full-height glazed vision panel, increasing natural daylight to the internal accommodation.

These changes represent a contemporary improvement to a modern building rather than the alteration of historic architectural fabric.

The proposed windows have been carefully selected to respect the proportions and appearance of the existing elevations whilst providing a significantly improved level of thermal performance and durability.

5.5 Character and Appearance of the Conservation Area

The Conservation Area Appraisal identifies the erosion of traditional architectural features on historic buildings as one of the factors that can diminish the character of the Conservation Area. That issue does not arise in this case.

Lester House does not contain traditional timber sash windows, stone mullions or other historic window detailing that contributes to the special architectural interest of the Conservation Area.

The proposal therefore does not result in the loss of heritage fabric that the Conservation Area Appraisal seeks to protect.

Instead, it represents the sensitive refurbishment of a modern building that retains its established architectural composition whilst improving its environmental performance and extending its useful life.

As the proposal preserves the scale, proportions and visual rhythm of the existing building, it will continue to sit comfortably within the varied townscape of Market Street and Broad Street.

5.6 Heritage Conclusion

Having regard to the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is concluded that the proposal will preserve the character and appearance of the Bury Town Centre Conservation Area.

The replacement windows do not involve the loss of historic fabric or architectural features that contribute to the significance of the designated heritage asset. The proposal instead delivers a high-quality refurbishment that respects the architectural character of Lester House whilst improving its functionality, energy performance and longevity.

Accordingly, the proposal complies with national and local planning policy relating to the conservation of the historic environment.

6. Design Assessment

6.1 Introduction

The proposed replacement windows have been designed to improve the long-term performance of Lester House whilst preserving the building's established architectural character. The design approach has sought to retain the principal elements that define the appearance of the building, introducing only those changes necessary to improve thermal performance, natural daylight and ventilation.

The proposal does not seek to redesign the building. Instead, it represents a carefully considered refurbishment that respects the existing architectural composition while ensuring the building remains fit for modern occupation.

6.2 Design Approach

Lester House is a modern building whose architectural character is derived from the regularity of its structural frame and the consistent rhythm of its fenestration. Unlike many historic buildings within the Conservation Area, its appearance does not rely upon decorative architectural detailing or traditional craftsmanship.

The replacement window design has therefore focused on preserving those characteristics that define the appearance of the building.

The existing structural openings are retained in their entirety and no alterations are proposed to the reinforced concrete frame. Consequently, the established horizontal and vertical rhythm of the elevations remains unchanged.

Similarly, the proposed windows maintain the existing alignment of the glazing within the structural frame, ensuring that the façade continues to read as a consistent series of repetitive openings.

The replacement windows have been designed so that the visible frame dimensions closely reflect the existing installation. By fitting the new units within the existing timber-lined reveals, much of the uPVC frame is concealed from view, ensuring that the perceived sightlines and proportions of the

fenestration remain largely unchanged. This minimises the visual impact of the replacement works and preserves the established architectural rhythm of the building.

Table 2 - Existing and Proposed Fenestration Comparison

The below comparison demonstrates that the structural frame, window openings and overall façade rhythm are retained whilst the replacement window system provides improved glazing and integrated ventilation.

Design Element	Existing	Proposed	Effect
Structural frame	Reinforced concrete	Unchanged	Preserves architectural composition
Window openings	Existing dimensions	Retained	No change to façade rhythm
Lower panel	Opaque spandrel	Full-height glazing	Improves daylight
Ventilation	None	Integrated glazed-in aluminium louvre	Provides discreet background ventilation
Window frame	Aluminium	Grey uPVC	Improved thermal performance and durability
External appearance	Grey	Grey	Maintains visual consistency

6.3 Fenestration Design

The proposed replacement windows comprise a grey Eurocell Modus 75 reversible uPVC system incorporating a DucoGrille Solid F30Z glazed-in aluminium ventilation louvre positioned within the head of each window assembly.

The introduction of the glazed-in ventilation louvre provides a discreet means of achieving background ventilation without the need for externally mounted vents or secondary façade elements. As the ventilation unit is integrated within the glazing system, it maintains the simple architectural expression of the elevations and avoids unnecessary visual clutter.

Unlike the existing windows, which incorporate an opaque lower spandrel panel, the proposed design provides a full-height glazed vision panel beneath the ventilation louvre. This increases natural daylight to the internal accommodation whilst maintaining the established proportions of the window openings.

The proposed windows will be finished in a grey colour closely reflecting the appearance of the existing aluminium frames. The replacement windows will therefore continue to sit comfortably within the exposed concrete structural frame, ensuring that the overall appearance of the building remains consistent.

6.4 Materials

The proposal has been developed using durable, high-quality materials appropriate to the building's contemporary architectural character.

The principal window frame will comprise the Eurocell Modus 75 reversible uPVC system. The system has been selected for its slim contemporary appearance, thermal performance and suitability for medium and large residential buildings.

The integrated ventilation louvre is manufactured from extruded aluminium and incorporates a polyester powder-coated finish. The louvre has been designed specifically for glazed-in installation, enabling ventilation to be incorporated without projecting beyond the plane of the façade. The product has also been independently tested for weather resistance, achieves a Class 2 burglar resistance rating and has an A2-s1,d0 fire classification.

The use of robust, low-maintenance materials will improve the durability of the building envelope whilst reducing future maintenance requirements.

6.5 Assessment of Window Material

As part of the design development process, consideration was given to the appropriate material for the replacement window units, including the use of powder-coated aluminium systems. The proposed grey uPVC window system has been selected as it provides an appropriate balance between visual appearance, thermal performance, durability, maintenance requirements and the long-term viability of the refurbishment project.

From a planning perspective, the principal consideration is whether the proposal preserves the character and appearance of the building and the wider Bury Town Centre Conservation Area. In this regard, the proposed windows have been carefully designed to reflect the proportions, colour, arrangement and visible frame dimensions of the existing aluminium windows. The replacement frames are installed within the existing timber-lined reveals, meaning that much of the frame depth is concealed and the external appearance closely reflects the existing installation.

Lester House is a modern late twentieth-century building and is not a listed building. The existing aluminium windows do not form part of the building's heritage significance in the way that original historic timber or metal windows might within a traditional or listed building. Rather, the building derives its character from its structural concrete frame, repetitive fenestration pattern and overall architectural composition. The proposal preserves these defining characteristics, ensuring that the building's appearance within the Conservation Area remains substantially unchanged.

Whilst a powder-coated aluminium system could also provide an acceptable design solution, it would not deliver any material planning benefit over the proposed high-quality grey uPVC system in terms of the building's appearance or its contribution to the Conservation Area. The proposed windows achieve the same visual outcome when viewed from the public realm whilst delivering enhanced thermal performance, improved durability, integrated ventilation and reduced maintenance requirements.

Furthermore, the proposed uPVC system represents a proportionate solution that supports the ongoing refurbishment and long-term residential use of the building. By enabling the continued

investment in and enhancement of a prominent town centre property, the proposal contributes to the wider regeneration of Bury Town Centre and secures public benefits without resulting in harm to the character or appearance of the Conservation Area.

Accordingly, it is considered that the proposed window material represents an appropriate and justified design response that accords with the objectives of the Development Plan and the National Planning Policy Framework.

6.6 Architectural Character

The proposal has been developed with a clear understanding of the characteristics that define Lester House.

The architectural composition is based upon:

- a strong reinforced concrete structural frame;
- repetitive vertical window openings;
- consistent horizontal floor bands;
- a restrained material palette; and
- simple modern detailing.

These elements remain entirely unchanged.

The replacement windows have therefore been designed as contemporary insertions within the existing structural frame rather than new architectural features. Their purpose is to improve the performance of the façade without altering the visual composition of the building.

Although the replacement windows introduce integrated head ventilation and remove the opaque lower spandrel panel, these changes are subordinate to the overall architectural framework. The building will continue to be perceived as the same modern structure within the townscape, with the principal visual effect being an improvement in the quality and consistency of the fenestration.

6.7 Design Quality

National and local planning policy encourages high-quality design that responds positively to its context whilst allowing buildings to evolve to meet modern standards.

The proposal reflects these objectives by balancing architectural continuity with improved building performance.

Rather than replicating the existing windows exactly, the design takes the opportunity to enhance the building through increased glazing, improved natural daylight, integrated ventilation and modern insulated framing. These changes are achieved without altering the defining characteristics of the elevations or diminishing the building's contribution to the wider streetscape.

The proposal therefore represents a proportionate and well-considered enhancement to an existing town centre building.

6.8 Summary

The replacement window design has been developed to preserve the architectural character of Lester House whilst improving its environmental performance and long-term functionality.

The proposal retains the structural frame, window openings, façade rhythm and overall architectural expression of the building. The introduction of a full-height glazed vision panel and integrated glazed-in ventilation louvre provides a contemporary improvement that remains sympathetic to the building's modern design.

Overall, the proposal demonstrates that carefully considered refurbishment can enhance the quality and longevity of an existing building without adversely affecting its architectural character or its contribution to the Bury Town Centre Conservation Area.

7. Sustainability

7.1 Introduction

The proposal supports the sustainable refurbishment of an existing town centre building through the replacement of ageing window units with a modern, high-performance window system. Rather than involving demolition or substantial reconstruction, the development seeks to improve the environmental performance, durability and functionality of the existing building envelope whilst retaining its established architectural character.

The proposal aligns with the principles of sustainable development by investing in the continued use of an existing building and improving its long-term performance.

7.2 Efficient Use of Existing Buildings

National planning policy recognises the importance of maintaining and adapting existing buildings so they remain fit for purpose.

The proposal represents a modest intervention that extends the operational life of Lester House without altering its footprint, height, structural frame or principal architectural composition.

By refurbishing the existing building rather than replacing it, the proposal retains the embodied carbon associated with the existing structure and avoids the environmental impacts that would arise from more extensive redevelopment.

This approach reflects the principles of sustainable resource management and supports the continued beneficial use of an established town centre building.

7.3 Energy Performance

The existing aluminium windows have reached the end of their practical service life and no longer provide the level of thermal performance expected of modern residential accommodation.

The proposed Eurocell Modus 75 window system incorporates modern insulated framing and double glazing designed to reduce heat loss and improve internal comfort. The replacement windows will therefore contribute towards a more energy-efficient building envelope whilst reducing ongoing maintenance requirements.

The proposal also increases the glazed area within each opening by replacing the existing opaque lower spandrel panel with a full-height glazed vision panel. This improves natural daylight to the apartments, enhancing occupant amenity and reducing reliance on artificial lighting during daylight hours.

7.4 Natural Ventilation

The proposed DucoGrille Solid F30Z glazed-in aluminium louvre provides a discreet and integrated means of delivering background ventilation.

Unlike externally mounted ventilation systems, the louvre is incorporated directly within the window assembly, preserving the clean appearance of the façade whilst providing a robust and durable ventilation solution. The product has been independently tested for weather resistance and manufactured from extruded aluminium with an A2-s1,d0 fire classification.

The integrated design allows improved ventilation to be achieved without introducing visually intrusive external components, thereby supporting both building performance and design quality.

7.5 Durability and Maintenance

The proposed materials have been selected with regard to their longevity and maintenance requirements. The uPVC window frames provide a durable, low-maintenance alternative to the existing aluminium units, while the powder-coated aluminium ventilation louvre has been designed for long-term external use. The louvre benefits from a polyester powder-coated finish with a manufacturer's 10-year finish guarantee and incorporates a clip-free blade arrangement that improves durability and reduces the potential for movement in exposed conditions.

The use of robust, high-quality materials will reduce future maintenance requirements and support the continued occupation of the building over the long term.

7.6 Sustainable Design Summary

The proposal demonstrates that relatively modest improvements to an existing building can deliver meaningful environmental benefits without compromising architectural character.

By retaining the existing structure and replacing only those components that have reached the end of their serviceable life, the development supports the efficient use of resources while improving energy performance, natural daylight, ventilation and occupant comfort.

The proposal therefore represents a sustainable investment in the long-term future of Lester House and accords with the objectives of national and local planning policy.

8. Supporting Information and Validation

8.1 Introduction

This application relates solely to the replacement of the existing window units at Lester House. It does not involve extensions, alterations to the structural frame, changes of use, additional floorspace or operational development beyond the replacement of elements of the existing building envelope.

Accordingly, the application has been supported by a proportionate level of technical information that reflects the limited scale and nature of the proposed works.

8.2 Supporting Documents

The application is accompanied by the following documents and drawings:

- Application Forms
- Location Plan
- Existing Elevations
- Proposed Elevations
- Typical Window Details
- Brochure
- Planning, Design and Heritage Statement

8.3 Proportionate Assessment

The proposal comprises replacement windows to an existing building.

There is:

- no increase in floorspace;
- no change of use;
- no change to the external envelope beyond replacement windows;
- no engineering works;
- no alterations to highways or access;
- no changes to parking;
- no increase in occupancy.

Consequently, the environmental effects of the proposal are inherently limited.

The accompanying Planning, Design and Heritage Statement therefore provides sufficient information for the Local Planning Authority to fully assess the proposal.

8.4 Energy Statement

An Energy Statement has not been prepared.

The proposal does not comprise new development, additional floorspace or major refurbishment requiring assessment against operational carbon reduction targets.

Instead, the application proposes replacement windows that will improve the thermal performance of the existing building envelope.

The proposal therefore supports energy efficiency objectives without requiring a standalone Energy Statement.

8.5 Digital Connectivity Statement

A Digital Connectivity Statement has not been prepared.

The proposal does not involve new residential development, new commercial floorspace or alterations to telecommunications infrastructure.

There is therefore no requirement for a Digital Connectivity Statement.

8.6 Biodiversity

The proposal relates solely to replacement windows within an existing building.

No external alterations are proposed that would affect landscaping, trees, habitats or protected species.

Similarly, the proposal does not result in habitat loss or trigger statutory Biodiversity Net Gain requirements.

Ecological effects are therefore not anticipated.

8.7 Flood Risk and Drainage

The proposal involves no operational development that would alter impermeable areas, drainage arrangements or flood risk.

Accordingly, neither a Flood Risk Assessment nor a Drainage Strategy is required.

8.8 Transport

The proposal does not alter the use of the building or increase occupancy.

There will be no material effect on traffic generation, parking demand or highway safety.

A Transport Statement is therefore unnecessary.

8.9 Heritage Information

Given the location of the application site within the Bury Town Centre Conservation Area, heritage considerations have been fully assessed within this Planning, Design and Heritage Statement.

The assessment demonstrates that the proposal preserves the character and appearance of the Conservation Area through the retention of the building's scale, proportions, structural frame and architectural composition whilst improving the quality and performance of the fenestration.

No separate Heritage Impact Assessment is therefore considered necessary.

8.10 Validation Conclusion

The information submitted with the application has been prepared on a proportionate basis having regard to the scale and nature of the proposed development.

Taken together, the submitted drawings and this Statement provide sufficient information for the Local Planning Authority to fully assess the planning, design and heritage implications of the proposal.

No additional technical assessments are considered necessary.

9. Planning Balance and Conclusion

9.1 Introduction

This chapter draws together the planning, design and heritage considerations set out in this Statement and assesses the proposal against the statutory development plan and other material considerations.

The application proposes the replacement of existing aluminium windows with a contemporary grey uPVC window system incorporating integrated glazed-in aluminium ventilation louvres. The proposal has been carefully designed to improve the performance and longevity of Lester House whilst preserving its architectural character and its contribution to the Bury Town Centre Conservation Area.

9.2 Principle of Development

The proposal represents the refurbishment of an existing building within the defined Bury Town Centre.

The principle of improving the performance of existing buildings through sensitive refurbishment is supported by national planning policy, which encourages the effective use of existing buildings, high-quality design and sustainable development.

No changes are proposed to the use of the building, its footprint, height or overall massing. The proposal is therefore limited to improving the building envelope and extending the useful life of the existing development.

The principle of the development is therefore considered acceptable.

9.3 Design

The proposed replacement windows have been designed specifically for Lester House and retain the characteristics that define the appearance of the building.

The proposal retains:

- the reinforced concrete structural frame;
- the existing window openings;
- the established rhythm of the elevations;
- the grey external appearance of the fenestration; and
- the overall architectural composition of the building.

The replacement of the existing opaque lower spandrel panel with a full-height glazed vision panel represents a modest enhancement that improves natural daylight to the internal accommodation without altering the overall proportions of the fenestration.

Similarly, the introduction of an integrated glazed-in aluminium ventilation louvre provides a discreet and contemporary ventilation solution that sits comfortably within the modern architectural language of the building.

Taken together, the proposal represents a high-quality design response that respects the existing character of Lester House whilst improving its environmental performance and functionality.

9.4 Heritage

The application site lies within the Bury Town Centre Conservation Area and has therefore been assessed having regard to the statutory duty contained within Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal does not involve the loss of historic architectural fabric or alterations to those characteristics that contribute to the significance of the Conservation Area.

The existing windows are modern aluminium units and do not comprise traditional historic joinery. Their replacement does not therefore result in the loss of heritage features identified within the Conservation Area Appraisal as contributing to the area's significance.

The proposal retains the scale, form, proportions and architectural composition of Lester House whilst improving the quality of the building envelope through contemporary materials that are appropriate to the building's modern architectural character.

Accordingly, it is concluded that the proposal preserves the character and appearance of the Bury Town Centre Conservation Area and satisfies the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.5 Sustainability

The proposal delivers a number of environmental and operational benefits through the refurbishment of an existing building rather than more extensive redevelopment.

The replacement window system will improve thermal performance, increase natural daylight through the introduction of full-height glazing and provide integrated background ventilation within a durable, low-maintenance façade system.

By extending the operational life of Lester House and improving the efficiency of the existing building envelope, the proposal represents a sustainable investment in the long-term future of the building.

9.6 Planning Balance

The proposed development gives rise to no material adverse effects in respect of:

- the character or appearance of the Conservation Area;
- the setting of nearby heritage assets;
- residential amenity;
- highway safety;
- parking;
- flood risk;
- ecology; or
- drainage.

Conversely, the proposal delivers a range of public benefits, including:

- enhancement of the building's appearance through the replacement of ageing windows;
- improved energy efficiency and occupant comfort;
- increased natural daylight to residential accommodation;
- improved natural ventilation through an integrated glazing solution;
- reduced maintenance requirements; and
- the long-term conservation and continued beneficial use of an existing town centre building.

Although the proposal introduces uPVC in place of the existing aluminium frames, the assessment demonstrates that the significance of Lester House does not lie in the window material itself but in its overall architectural composition and contribution to the townscape. The proposed windows preserve the established proportions, rhythm and appearance of the elevations whilst delivering wider environmental, residential and regeneration benefits. Consequently, the change in material does not give rise to harm that would justify withholding planning permission.

When assessed against the statutory development plan and other material considerations, these benefits significantly outweigh the limited visual changes associated with the proposal.

The development therefore represents sustainable development and should be approved without delay.

9.7 Conclusion

This Statement demonstrates that the proposed replacement windows have been carefully designed to preserve the architectural character of Lester House whilst significantly improving its performance, durability and functionality.

The proposal respects the established architectural composition of the building, preserves the character and appearance of the Bury Town Centre Conservation Area and accords with the relevant provisions of the Development Plan and the National Planning Policy Framework.

For these reasons, it is respectfully concluded that planning permission should be granted.

Design and Access Statement

Design Approach

The proposal enhances architectural quality through refined, contemporary detailing, while respecting the established character and materials of the Bury Town Centre Conservation Area. The design improves sustainability, and ensures visual harmony.

Site and Context

The site lies within the Bury Town Centre Conservation Area, defined by its historic civic and commercial core. The existing 1990's building makes a neutral contribution, offering scope for enhancement.

Design Evolution

The design evolved through contextual analysis and reference to the Conservation Area Appraisal.

The applicant has considered alternative replacement window systems, including powder-coated aluminium. However, the proposed grey uPVC system has been selected because it provides an appropriate balance between visual appearance, long-term durability, thermal performance, ease of maintenance and affordability, thereby supporting the long-term viability of the residential refurbishment.

From a planning perspective, the key consideration is the effect of the development on the character and appearance of the building and the Conservation Area, rather than the material itself. The proposed windows have been designed to closely replicate the proportions, colour and visible frame dimensions of the existing aluminium windows. The replacement frames are largely concealed within the existing timber-lined reveals, meaning the external appearance remains very similar when viewed from the public realm.

The proposal therefore preserves the architectural rhythm and composition of the elevations whilst delivering significant improvements in building performance. Given the modern architectural character of Lester House, the use of a high-quality grey uPVC system is considered to represent an appropriate and proportionate design response.

Layout and Use

The internal layout remains unchanged. Works include façade upgrades.

Scale and Massing

The proposal retains the existing massing. New façade elements respect proportions and improve articulation.

Appearance

Materials include uPVC and glazing. These have been designed to match the replacement features and/or ensure a high-quality sympathetic design.

The materials strategy has been informed by the Bury Town Centre Conservation Area Appraisal, which encourages use of sympathetic, high-quality, and robust modern materials that complement the established urban fabric.

Lester House is a modern late twentieth-century building and is not listed. The existing windows are replacement aluminium units rather than original historic joinery. The significance of the building therefore lies principally in its overall architectural composition, structural frame and repetitive fenestration pattern rather than in the specific window material. Accordingly, preserving the appearance, proportions and rhythm of the window openings is of greater importance than replicating the existing material.

Access

Access will utilise the existing Lester House office entrance.

Sustainability

Passive and active design features include high-performance glazing, durable materials. These align with NPPF (2024) and Bury's Climate Emergency objectives.

Conclusion

The proposal is contextually appropriate, sustainable, and preserves the Conservation Area's character. It complies with NPPF (2024), Bury's Place for Everyone, UDP Policies EN1, EN2, and the Town Centre Appraisal.

Appendix A - Brochure

DucoGrille Solid F30Z Glazed-in Window Louvre



DucoGrille Solid F30Z Glazed-in Window Louvres

These high-quality aluminium window louvres are custom-made to your exact specifications to fit aluminium, timber & PVCu window frames of any size or finish. DucoGrilles provide intensive ventilation ideally suited to all kinds of industrial and commercial buildings. They let in plenty of fresh air to create a healthy, comfortable environment without compromising security. The unique stackable 'Z' shaped blades in the DucoGrille Solid deliver excellent burglar-resistant, weather-proof strength and durability.

Features:

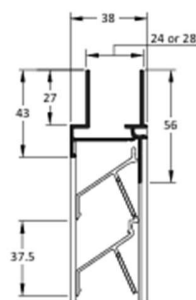
- Available in 24mm, 28mm and 32mm glazing thicknesses
- **P1** Integrated fly screen as standard. **P2** Stainless steel bird mesh or **NP** non-punched mesh (100% screening louvre) also available
- **P2** Bird blade with additional 6mm galvanised mesh meets current gas regulations
- Free area: 34% (with fly screen) or 48% (with bird mesh)
- Blades and frame manufactured from extruded aluminium for strength and precision
- Unique clip-free design ensures blades are held fast by the outer frame and won't rattle in exposed areas or extreme conditions
- Independently tested by the BSRIA for water tightness
- Certified for burglar resistance to European Classification Class2
- Quality manufactured to BS EN ISO 9001
- Fire rating A2-S1-D0
- RAL polyester powder coated 60-80 microns with a 10-year finish guarantee
- Recessed with flange and surface mounted wall louvres also available



Solid F30/24Z



Solid F30/28Z



F30Z

Window louvre

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DucoGrille Solid F30Z Glazed-in Window Louvre



Technical Information

VENTILATION VALUES		P1	P2	NP
Visual free passage		60%	86%	0
Physical free passage		34%	48%	0
Ce (higher is better)		0.243	0.258	n/a
Cd (higher is better)		0.234	0.253	n/a
K-FACTOR (lower is better)	INLET	16.94	15.02	n/a
	OUTLET	18.26	15.62	n/a
WATER RESISTANCE				
Air velocity	0 m/s	B	C	n/a
Class A = 100-99%	0.5 m/s	C	C	n/a
Class B = 98.5-95%	1 m/s	C	C	n/a
Class C = 94.9-80%	1.5 m/s	D	D	n/a
Class D = <80%	2 m/s	D	D	n/a
	2.5 m/s	D	D	n/a
SECURITY				
Vandal-proof grille				
INSECT SCREEN	RESISTANCE TO	SMALL SLOTS	LARGE SLOTS	FALSE LOUVRES
2.3 x 2.3mm		Perforated louvre blades as insect screen	(OPTIONAL) Stainless-steel mesh 2.3 x 2.3 mm	100% false louvre
6 x 6mm			(OPTIONAL) Stainless-steel mesh 6 x 6 mm	
20 x 20mm			(STANDARD) Stainless-steel mesh 20 x 20 mm	
FRAME TYPES AND DIMENSIONS				
Louvre pitch		37.5mm	37.5mm	37.5mm
G	Recessed wall louvre with flange	Recess depth	34.4mm	34.4mm
		Frame rebate	18.2mm	18.2mm
F	Window louvre	Frame depth	38 or 42mm	38 or 42mm
		Flange width	24, 28 or 32mm	24, 28 or 32mm
M	Surface-mounted wall louvre	Recess depth	43mm	43mm
Minimum dimensions W x H		200 x 200mm	200 x 200mm	200 x 200mm



If you need help working out your airflow rate, surface (m²) or pressure drop (Pa), visit <http://ventilatieberekening.duco.eu/en/ducogrille>

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DucoGrille Solid F30Z Glazed-in Window Louvre



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Bedford MK
phone | 01234 242724

Quote Request

Company Name		Contact	
		Email	
Delivery Address		Tel No.	
		Fax No.	
		Date	
		Required Delivery Date	

Louvre Type	Grille Size	Mounting
G  Recessed wall louvre with flange	 Dimension of louvre without flange (installation dimension) Width - 10mm x Height - 10mm of the wall opening	Allow 5 mm clearance (all round) between opening in wall and frame for fixing.
F  Window louvre + DucoGrille night vent	 Total Width x total Height of the louvre grille (overall dimension)	Recessed mounting in window section
M  surface-mounted wall louvre	 Total Width x total Height of the louvre grille (overall dimension)	Screws and plugs included as standard

Louvre Type	G Recessed with flange	F Window	M Surface	Slot Type	P1 Small	P2 Large	NP False
Width (mm)				Colour (RAL)			
Height (mm)				Gloss Level			
Thickness if Glazed in	24mm	28mm	32mm	Airflow Requirements			

If you need help working out your airflow rate, surface (m²) or pressure drop (Pa), visit <http://ventilationcalculating.duco.eu/en/ducogrille>

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Appendix B - Planning History and previous decision

52736 - Erection of plant room on roof; New access ramp and alterations to existing entrance;
Renovation of external facade - Approve with Conditions 02/08/2010

72135 - Prior approval for proposed change of use from offices (Class E) to 28 no. flats (Class C3) at part of first floor and second, third, fourth floors - Prior Approval Required and Granted 15/08/2025

72445/FUL - External alterations to building facade comprising of replacement windows and panels, alterations to existing access, new doorway to bin store and creation of upper floor private garden spaces to utilise existing balcony - Granted 16/12/2025

72445/FUL - Delegated report

Need - The proposed works are required to upgrade and modernise the current building and to improve its appearance within the streetscape. The works include measures to improve the building's sustainability and energy efficiency in line with government policy and guidance.

Visual amenity, Heritage and Streetscape - The current building appears rather tired and does not have particularly high amenity value within the streetscape of the conservation area. The proposed alterations, following a recent approval to convert the upper floor to apartments, are relatively modest in scale and represent an updating and improvement to the current building facade. Most of the alterations would impact on the side and rear elevations with minor alterations to the pedestrian entrance on the front.

The materials to be used are not out of keeping and would appear appropriate to the existing building. The development will make a positive contribution to the local character and townscape, as well as improve energy efficiency through the use of renewable technologies and sustainable design measures. The proposal in terms of general appearance and streetscape would be acceptable and comply with UDP Policies EN1/2 Townscape and Built Design. In relation to heritage, the character of the conservation area would be maintained and as such the proposal would be acceptable in terms of heritage and complies with the NPPF, Places for Everyone and UDP Policies EN2/1 and EN2/2.

Residential amenity - The proposal represents an upgrade to the building and an improvement to its sustainability and energy efficiency. With privacy screens to the balcony areas, there are no serious overlooking issues arising. In terms of residential amenity, the proposal is acceptable and complies with UDP Policy and guidance.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Appendix C - Policy Compliance Matrix

Policy	Requirement	Compliance
Section 72(1) Planning (Listed Buildings and Conservation Areas) Act 1990	Preserve or enhance the Conservation Area	The proposal retains the scale, form, rhythm and architectural composition of Lester House. No historic fabric is lost.
NPPF Chapter 12	Well-designed places	Replacement windows improve the quality and performance of the building whilst respecting its existing character.
NPPF Chapter 16	Conserving the historic environment	The proposal preserves the character and appearance of the Conservation Area.
Places for Everyone JP-S1	Sustainable development	Refurbishment of an existing building improves environmental performance and extends its useful life.
Places for Everyone JP-P6	High-quality design	Existing window openings, structural frame and façade rhythm are retained.
Places for Everyone JP-H2	Heritage	No harm to the significance of the Conservation Area or nearby heritage assets.
Saved UDP EN1	Built environment	The proposal improves the appearance of the building using high-quality materials.
Saved UDP EN2	Conservation Areas	The proposal preserves the character and appearance of the Conservation Area.