

## **72009 – 177 Bolton Street, Ramsbottom.**

### **Replacement of all existing timber window frames with upvc sliding sash windows.**

The application site is a Non-Designated Heritage Asset (NDHA) sited within Ramsbottom Conservation Area which is a designated heritage asset.

A well preserved late 19<sup>th</sup> century detached villa in a prominent position. Rock faced stone with raised cornerstones, projecting bays at front, both 2 storeys, one square one splayed. Projecting eaves. Dormer gable to right with ornate barge boards. Tall stone chimney stacks. Central entrance in a mini-projecting porch with a balcony above. Moulded stone framing to entrance, decorated at impost. The central first floor window has a Gothic relieving arch. Fenestrations to all floors have timber sliding sash frames.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 210 of the National Planning Policy Framework (NPPF) states in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 of the NPPF states when 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.

Paragraph 213 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The application building is a fine example of a high quality, well preserve late 19<sup>th</sup> century detached villa with gothic references. As such it is considered to be a Non-Designated Heritage Asset (NDHA) with a strong local architectural and historic interest linked to the Stead family of textile manufacturers. It makes a very strong and therefore valuable contribution to the character and appearance of the conservation area.

Architectural features such as windows are crucial to the architectural historicism and aesthetic of the building, in this instance being timber sliding sash in the late Victorian early Edwardian style and which gives the building an accurate level of historicism contributing to its architectural and historical interest. This also preserves and enhances the character and appearance of the conservation area.

The proposed UPVc replacements would be of a modern construction with a generic design that is not considered to replicate the existing timber windows. It is not considered that the correct form, design, profile and finish can be achieved with UPVc material when compared to timber. As such UPVc replacement windows would represent an incongruous, contemporising feature on the building directly, causing a loss of significance. This in turn would cause harm to the conservation area neither preserving or enhancing the character or appearance of it, causing incremental erosion of its character and appearance. This would represent less than substantial harm without any public benefit.

As such the replacement of timber windows with UPVc cannot be supported in heritage terms.

The following policies below in addition to the NPPF are considered relevant.

Manchester Joint Plan – Places for Everyone policy Environment JP-P2,

EN2/1 – Character of Conservation Areas,

EN2/2 – Conservation Area Control,  
EN2/3 – Listed Buildings

Conservation Officer

23/6/25