

# **The Manor House, Cross Lane, Holcombe Replacement Windows and Doors Heritage and Planning Statement**



C1910

## **1 Introduction/Background**

The current owners purchased the building in December 2025. The building has not been upgraded since approximately c1970, prior to the building's listing. It is in need of significant repair and improvement. This is to be done in phases with the current application for LBC covering the replacement of window frames and some external doors.

The property is a grade II listed building and is a key building that stands on Cross Lane, Holcombe Conservation Area. In its immediate vicinity are other important buildings and non-designated heritage assets (NDHA). Proposals for alteration and extension on the site in such circumstances will be of heritage importance as they may affect the listed building itself, and the setting of other structures and NDHAs and the character of the conservation area. The first step in assessing how best to proceed is to consider what is significant about the heritage in this area of the village.

A statement is required in support of the proposals in line with paragraph 207 of the NPPF 2024. Part of the paragraph states that *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting and the conservation area. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*

This statement will first look at significance. It will use the conclusions to advise on the options for the site and these will be discussed in the context of their heritage impact, and tested against the national and local planning policies.

As permitted development rights were removed in 2016, and planning permission is required for the proposed works, this statement will also need to address the relevant planning policy issues.

The wording in italics is taken from other documents.

The floor plan for the Manor House is below.



The submission for LBC consists of the following.

Application form and certificate.

Heritage statement.

Design and Access Statement

**Wooden Sash Frames.**

2684801 Manor House Install Wall Existing and Proposed

2684802 Manor House Front Elevation

Front Elevation Sash Windows

Ref No 1 Size B

Ref No 2 Size A

Ref No 3 Cross Sectional View of Sash

Ref No 4 Cross Sectional Upright View

VGUK Data Brochure - LandVac

**Steelyte.**

24mm+Plain+Insulead+Fixed

24mm+Plain+Steelyte+II+Opener

2684803 Manor House Back Elevation

Letter re Building Regulation compliance

Touchstone Brochure 2025

**Front Door.**

Cellar Door External

Cellar Door Internal

Front Door

Proposed Front Door Style

**Internal wall.**

2684801 Manor House Install Wall Existing and Proposed

Architrave Close Up Picture

Architrave Picture Existing and Proposed

Cornice Picture

Skirting Board Picture Existing and Proposed

Internal Door Existing and Proposed

**Site and location plan.**

2684802 Manor House Front Elevation and ONS MAP BL8 4LY.

## **2 Significance**

### **2.1 History**

The name Holcombe is derived from the Saxon 'Hol' meaning hollow and the Celtic 'cwn' for a circular hollow in a hillside. This describes the main village sitting in a dip on the side of a hill. The earliest written reference is in 1220 when Roger de Montbegon gave 'my forest called Holcombe' to the Priory of Monk Bretton. On dissolution the lands past to the manor of Tottington

The core of Holcombe Village at the meeting of pre-turnpike routes, north south and east west. To the south Holcombe Old Road/Cross Lane climbs up from Holcombe Brook and further south from Pot Green and Summerseat and then from Bury and Manchester. This old route remains in the conservation area and at Pot Green and Summerseat where there are also conservation areas. North from Holcombe Village the route climbed up Moor Road to Helmshore and then further north and includes the medieval pilgrims way running north to Whalley Abbey. To the south west a route (Moorbottom Road) branched off Holcombe Old Road and Cross Lane at their junction and runs to the north of Bolton and to Blackburn. To the north east a further route ran down the valley along The Rake towards the fording/bridging point of the River Irwell in Ramsbottom and then on to the east. These pack horse routes or tracks were the main means of transport until the coming of the turnpike trusts at the turn of the 18th/19th centuries. By 1818 Holcombe had been linked more closely into the road network and Holcombe Brook had become a more important junction. In 1792 the Edenfield and Little Bolton Trust (Bolton Road West) had been approved by Act of Parliament and was built by the end of the 18th century, while the Elton and Blackburn Trust's Turnpike (now Lumb Carr Road) was built in 1812. Most of the old pre-turnpike routes still remain intact within the conservation area.

The heart of the conservation area and village is the location of The Shoulder of Mutton. Opposite this is Higher House which was once the White Hart beer house, known as the higher house because it was above the Shoulder of Mutton, set slightly lower at the junction of these early routes. The date

of the building of the two hostelries is not recorded but records show that they were the only two licensed premises in Ramsbottom in 1800. In 1884 the White Hart closed and became a residence. It is known to have been occupied by John Rostron a cotton manufacturer and a stone plaque dated 1820 on the gable carries his name and is thought to record the extension of the property to the north. Cockfighting is one of Holcombe's sporting traditions. There was a cockpit at the White Hart Inn and the local breed of "buffs" were in demand all over the country. Lord Derby who was a major local landowner made it a condition of tenancy that he had first choice of his tenants' fighting birds. Officially the sport was stopped in 1859 but it is believed that it continued until the 1930s. The Old Holcombe Game Fowl Show, an annual exhibition of game fowl organised by the Holcombe Old English Game Fowl Club, started in 1843. The White Hart was also associated with the Holcombe Harriers (hunt) which was formed at Hey House in the C18. The earliest recorded building in the village was the Chapel of Ease 1516. The earliest standing buildings are at Hey House to the southwest of the village built as a hunting lodge for Roger Browne in 1616 and possibly 1-3 Alba Street attached to the Shoulder of mutton which may be late C16. Hey House is also said to be linked to the de Trafford family which can trace its family back to the 11th century, prior to the Norman Conquest. The de Trafford family reportedly used Hey House as a hunting lodge and it was the site of the first kennels of the hounds of the Holcombe Harriers. A Courthouse was built in Holcombe in 1664 by the Duke of Albemarle (after whom Alba Street is probably named) who had been given land by Charles II after the Restoration; this was also used as a school. The building was below the church on the site of the "Old Rectory" and was not demolished until 1864 when some of its remains were incorporated into the new schoolhouse, located at Well House, 85 Dundee Lane, and there is a "1664" date carved into the lintel. There must have been a substantial settlement in Holcombe during the C16/C17 to support a chapel, court and school. There appears to have been a prolific building period in Holcombe in the first part of the C18 when the majority of listed buildings in the village were built followed by the building of cottages along the turnpike road in the first part of the C19. Development ceased in the C19 when Ramsbottom began to flourish and little was built in Holcombe during the C20.

Cross Lane was an important part of the network of pack horse routes and tracks. Stone cottages, farmhouses and large dwellings are dotted along the lane as it emerged from the core of the village. Many of these were built in the 18<sup>th</sup> century.

The Manor House was built c1800. The deeds do not provide information further back than Victorian times. However, information on the Ramsbottom Heritage Society's website provides the following extract.

*Manor House 1788 – Baptism of Betty Rostron (born 8th April 1788) on 4th May 1788 at Emmanuel Church, Holcombe. Daughter of James Rostron and Deborah. Abode: Top. Manor House early 19thC including outbuilding. Grade 2 listed. Built by the Rostron family about 1794. 1841 Census – Holcombe, Rachel Rostron (60) Ind., her sister Alice Rostron (55) Ind. and her sister, Betty Rostron (45?) Ind., all born in Lancashire. 1851 Census – Holcombe, Rachel Rostron (74) Landed Proprietor and her sister, Betty Rostron (62) Landed Proprietor, both born in Tottington. Servant – Margaret Haynes (19) Domestic Servant, born in Tipperary, Ireland. 1858 – Burial of Rachel Rostron (82) on 29th March 1858 at Emmanuel Church, Holcombe. Daughter of James Rostron. Abode: Manor House, Holcombe. 1861 Census – Holcombe, Betty Rostron (72) Farmer and Landed Proprietor. Servant – Ellen Gregory (28) Housekeeper, both born in Lancashire. 1871 Census – Manor House, Holcombe, Betty Rostron (82) Property Owner. Servant – Ellen Gregory (38) both born in Lancashire. 1871 – Burial of Betty Rostron (83) on 1st September 1871 at Emmanuel Church, Holcombe. Daughter of James Rostron & Deborah. Abode: Manor House, Holcombe.*

## 2.2 Manor House, its Architecture and Appearance

The Manor House was listed on the 29 January 1985. The following is an extract from the official list.

*SD 71 NW  
3/137*

*CROSS LANE,  
Manor House and outbuilding abutting to the south*

*II*

*Early C19. Coursed, square rubble. Three storeys over basement. Symmetrical. Three windows, with C20 glazing, square on top storey, slightly taller than wide on lower storeys. Door with plain fan under moulded arch having impost blocks and keystone. Stone steps descend each side of door; iron rail with moulded newels and wide decorative uprights. Flush quoins. Gutter-cornice. Outbuilding on left also probably early C19, set back, but of same eaves height. Rubble. Large circular opening high on front, within frame. Slate roof.*

*Listing NGR: SD7802616423*



The Manor House is a large mid to late Georgian mansion with attached coach house and store/hay loft. It stands above Cross Lane and the land is retained by a coursed stone wall. It has an imposing front elevation in watershot coursed stone with large quoins and lintels and contains 3 storeys above a half basement. The central doorway/entrance is reached by stone steps beneath which is the basement doorway containing an inner and outer boarded door. The inner appears to be original. The steps have a cast or wrought iron balustrade and a large single stone landing block. The arch above the entrance doorway is deeply moulded though the door is recent. Each side of the main entrance is a tall window with large stone lintels and stone sills and with a set of three window openings to the first floor and three squarer openings on the second floor. Each opening on the ground and first floor contains a double glazed timber casement window. There are stone mullion basement windows partly exposed to each side of the entrance at lower ground level. They have four

lights and the mullions are splayed/chamfered (diamond shape in horizontal section) and have an additional inner central support. Some of the glass is damaged. All main elevation openings are set symmetrically. The front pitch of the roof is covered in stone slabs with the rear in slate. To the front there is a lead lined hidden gutter behind a stone cornice. Some recent repairs have been undertaken to the roof, chimney stack and cornice gutter.



Main entrance and casement windows



Steps, balustrade and boarded doors beneath.



Basement windows

The north gable is also in coursed watershot stone with a window at first floor level and a full height window and French doors at ground level. The door appears to have been formed some time ago from an original window. The frames are all timber casements and they are double glazed. The tall stone chimney stack has 5 Victorian pots.

The rear elevation is also in watershot stone but in varying course heights set in groups. There are three levels of square stone three-light mullion windows, two with a raised central lintel. The stair light has a double stone lintel. All have slender lintels and sills and window frames are timber casements. There is a six-light window to the ground floor on the south with one light with a raised lintel. The grouping overall is not symmetrical. The openings contain timber single glazed casement windows, both fixed and opening lights. The framing appears to be 20<sup>th</sup> century with most frames bulky in section. Based on other examples from this period in the area the original/early windows may have been simple fixed glass panes possibly held in lead or mortar. The current frames hide any indication of earlier fixings. The top south side of the external wall is in different coursing and block size suggesting an in-filled doorway. There are outbuildings attached at the rear built in stone rubble and these in part are built into the land at the rear. There is one Upvc window frame to the wash house.



North and part south elevations.

To the south there is a barn/carriage house with store/hay loft above and this is set back from the front of the house. It is the same eaves height as the house and built in coursed roughly squared stone and slate roof. The gutter is held on stone corbels. On the east side there is a square carriage entrance and a single circular window above framed in stone. To the north of this is an arched open entrance. Its internal walls have been painted and this emphasises the watershot gable construction of the main house. At the rear the building is broadly in line with the main house and there is a small entrance and window. Two long vertical stones sit north of the window in the rear wall. The function of this detail is not clear. Internally the building is plain but with a single king post timber truss. From the stonework it is clear that the barn was an addition to the main house, date unknown but within the first half of the 19<sup>th</sup> century.



Barn/carriage house.



Rear of barn showing possible blocked-in doorway (behind the downspout) to main house and stones positioned vertically.

Internally the house is quite plain. It retains some original six panel doors and architraves, and some original skirting boards and plaster cornices. There are a number of later copies of 6 panel doors. There is timber panelling to some internal window reveals, and some with window seats. The layout is generally as built but with part of one wall removed between the hall and sitting room to the

south. There are two substantial hybrid king post trusses to the second floor, one of which has been repaired with a bolted steel boot holding it to the top of the front wall.



Original 6 panel door and frame. Wall removed in hall.



First floor rear window.



Basement window.



Truss at second floor.

A number of features contribute to significance. The building is a strong feature set into the hillside and it dominates this part of Cross Lane. The symmetrical Georgian frontage and the more vernacular rear elevation is a common feature in this part of the north west UK and can be seen elsewhere on Cross Lane and in Holcombe village. Its importance is in its largely unchanged exterior. But for the window frames, the front door and the removal of part of an internal wall the building is

well preserved. The timber casement windows do detract from its Georgian roots and the appearance of this typical local stone Georgian elevation. Internally there are some original details such as doors, architraves and skirtings together with the two large trusses at second floor level.

### **2.3 None Designated Heritage Assets (NDHAs)**

Cross Lane in the immediate vicinity of the Manor House is largely open fields enclosed by stone walls and hedges. Immediately to the south of the site stands 50/52 Cross Lane also known as Holcombe Bank and directly opposite and to the east is 43/45 Cross Lane, known as Weavers' and Pinfold Cottages. These properties are referred to as NDHAs on the Bury Council Draft Local List of buildings of special architectural or historic interest.



Weaver's and Pinfold Cottages.

#### **Weaver's and Pinfold Cottages, 43-45 Cross Lane**

Weaver's Cottage has a 1753 datestone. The pair of cottages are broadly contemporary two/three-storey stone attached dwellings with stone and slate roofs, stone quoins and lintels and mullions. External walling is generally coursed stone, some watershot and some roughly squared, with random work on the north gable below eaves line. The basement is set partly into Cross lane on its east side. A porch has been added to Pinfold Cottage. Windows have stone mullions on the east elevations, some with hood moulds and with some square timber sliding sash frames on the west elevation. There are stone corbels to the gutters. There is a well in the garden and the name Pinfold refers to the agricultural custom of providing a fold for containing sheep and cattle.

These are two well preserved 18<sup>th</sup> century cottages with some limited alteration to windows. Possibly worthy of adding to the statutory list.

#### **Holcombe Bank 50-52 Cross Lane**

This is a long building set above and parallel to Cross Lane behind a coursed stone retaining wall. It stands immediately south of the Manor House. It is two storeys in roughly cut coursed stone with added courses of squarely cut stone courses above, used to raise the roof/eaves line at some point. It has a slate and part stone slab roof and coursed stone chimney stacks. A carriage bay appears to have been added at the south end with a sett paved forecourt. Early windows have stone mullions and jambs with some altered and one with the remains of a hood mould. A central projecting bay has been added in the early 20<sup>th</sup> century in random squared stone with mullion and transomed windows. There are later part glazed extensions to the front and south side.

C 1800 possible former farmhouse with alterations to frontage.



Holcombe Bank.



Holcombe Bank from the Manor House.

The NDHAs and the listed building form a strong group of c1800 well preserved dwellings and each contributes significantly to their joint setting. How they all respond to the sloping hillside is important to their joint character. Changes to the main/roadside elevation of one may impact on the setting of another. They are an important group located on a key early historic trackway in the village.

## 2.4 The Conservation Area

The conservation area is a very large area of farmland and moorland containing individual buildings and groups of buildings and settlements. In 2010 Kathryn Sather and Associates produced an appraisal of the conservation area. The report outlined in summary the special character of the Conservation Area. It stated that it derives from the following elements, all of which remain the same today. Those in bold/italics relate particularly to the application site.

***1. The unspoilt scattered rural village on the shoulder of a hill, built in tightly knit small hamlets amidst fields of pasture and small woodlands, along old packhorse and turnpike routes, dating from the 17th century and earlier.***

***2. The dominance of 18th and early 19th century residential and agricultural buildings, with very little modern infill, set in gardens in scale with the size of the building.***

3. The adaptation of an early pre-industrial community with textile home-working to outworking, as demonstrated by the buildings, pathways and handrails which testify to the interconnection between Holcombe and Ramsbottom.

***4. The high quality of the natural landscape of the Conservation Area and its setting, combining steeply sloping moorland, pasture and woodland, typical of Pennine valleys.***

5.Views out of and into the Conservation Area. The Peel Monument and the church steeple are important landmarks viewed from inside and outside the area while from within the area there are panoramic views to the north, east and south.

***6.The comprehensive range of dwelling types from a similar period, ranging from houses of the landed gentry, farmhouses and workers' cottages, often in rows, with appropriate ancillary buildings.***

***7.The large number of buildings of architectural and historical interest, including a large number of statutorily listed buildings as well as many others on the Draft Local List and of similar quality.***

***8.The homogeneity and visual harmony of the buildings resulting from the use of local materials (millstone grit, stone tiles), traditional building techniques (weather struck masonry, stone corbels supporting rainwater goods, coal holes in the walls) and the unity of height and scale.***

***9.Traditional stone walls along the roads with upstanding stones, several stone troughs, the large number of traditional stone gateposts and use of widespread use of stone sets, utilising local materials.***

10.The long historical association with hunting and hunting dogs, attracting the interest of royalty, as well as other sporting traditions including cockfighting and the Holcombe Wakes.

The area is of importance as an undamaged example of local C17 to C19 hillside vernacular, still within its early setting undisturbed by later development, and with a long, clear and strong history. The conservation area is a visitor attraction for walkers of all kinds as well as a resource for those in the village. People follow these old routes and footpaths far and wide and many visit Peel Tower and the pilgrims cross. They come to Holcombe because of its qualities. They may not understand its history or judge its architecture but they know that it is special. Changes that may threaten its special qualities are noted by those who live and visit. It would score strongly on the evidential, historical, communal and aesthetic values assessment.

### **3 Proposals**

The Manor House has had very little maintenance and repair over the last 50 years. In many ways this can be seen as a good thing as it is little altered from the original. However, it has recently been necessary to carry out urgent repairs to the roof, chimneys and gutters in an attempt to keep the weather at bay, and there is more that needs to be done. The owners are aware that living in a listed building can be challenging when balancing the needs of modern living and protecting what is special about our heritage. They are prepared to accept that some inconvenience comes with the responsibility of guardianship. The 2025/26 winter was cold in the Manor House even with full central heating supported by individual heaters and fires. The priority for the owners is to improve heat retention and reduce draughts.

Over six months the owners have undertaken extensive research into window frames and glazing and have sought a range of proposals from specialist contractors. The proposals now being submitted have been carefully considered to ensure that the building's heritage is not compromised and where possible it will be restored.

Most of the casement windows were installed c 1960/70. Many are in poor condition with deteriorating timbers and are leaky and/or are draughty. The frames on the front elevation are

double glazed but are approximately 4mm x 4mm x 4mm units and not effective in retaining heat. The frames on the rear are single glazed. There is very little solar gain in the house due to the position of the house and the impact of trees and the hillside behind. This problem can be turned into an opportunity to restore something of the building's character.

### 3.1 Window Frames

Proposed Sash Frames.

Please see Wooden Sash Frames: Drawing 2684801 – Manor House Internal Wall (Existing and Proposed), Drawing 2684802 – Manor House Front Elevation, Front Elevation Sash Windows Ref No. 1 (Size B), Ref No. 2 (Size A), Ref No. 3 (Cross Sectional View of Sash), Ref No. 4 (Cross Sectional Upright View), and the VGUK LandVac Vacuum Glazing Technical Data Brochure which contain existing and proposed elevations, window details and technical information

It is proposed to replace the window frames indicated (and individually numbered) on drawings 26/848/01, and 26/848/02 with double vertical sliding sash timber frames with a central glazing bar and horns. These are primarily in the front elevation but also include the first floor window on the north elevation and window GF03 on the west elevation. This will help restore the elevations to the Victorian image/photograph of c1910 shown on page one. The detail of the windows is shown on example photo Window 1 below and 5 submitted detailed drawings which provide elevations, sections and dimensions for window types A and B. The positioning and set back in the window openings will be largely as currently and also be determined by the position of the inner window panelling. The squarer second floor windows will be type B. The windows will be double glazed with LandVac heritage vacuum glazing ([Vacuum Glazing UK | LandVac Vacuum Double Glazing Vacuum Glazing UK](#)). Their slim heritage vacuum glazing is only 8.3 mm thick (4mm outer pane, 0.3mm cavity and 4mm inner pane) but achieves a U-value of 0.4w/m2. All the frames will be made by a Ramsbottom based carpenter.

A c1900 window design is chosen over a c1800 design as firstly there is photographic proof that these windows were in place in 1910 but also that there are serious design and heritage problems with attempting to create, for example, a 6 over 6 sliding sash frame containing double glazed units. A leading supplier to historic buildings, LandVac, would not be able to service that design whilst retaining appropriate detailing.

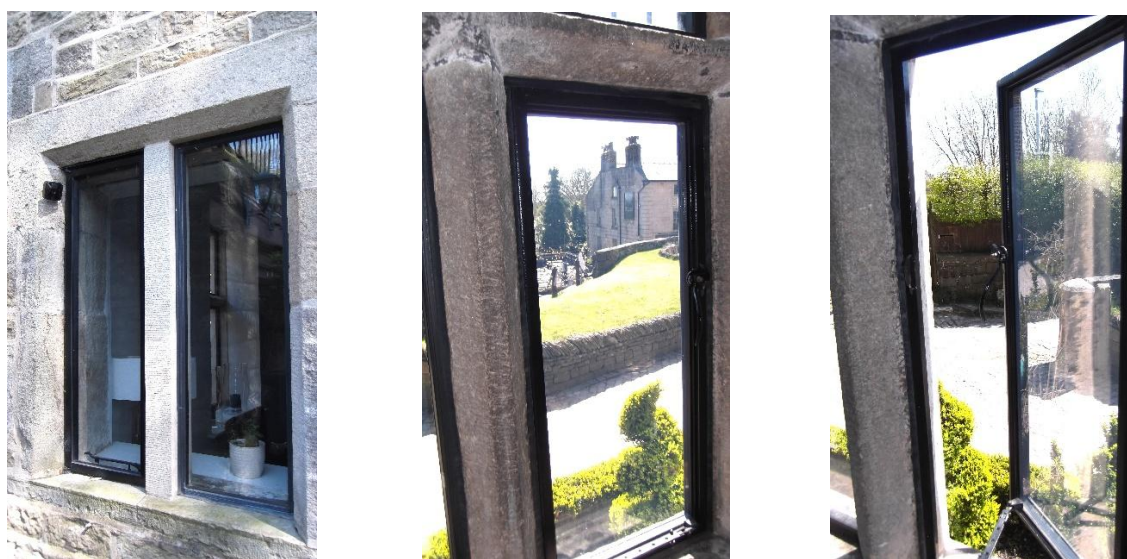


Window 1

### Proposed Steelyte Frames.

Please see Steelyte :24mm Plain Insulead Fixed, 24mm Plain Steelyte II Opener, Drawing 2684803 – Manor House Back Elevation, Letter re Building Regulation Compliance, Touchstone Brochure 2025. which contain existing and proposed elevations, window details and technical information.

At the rear (west) the casement window frames indicated on drawing 26/848/03 will be replaced with Touchstone Steelyte and Insulead frames (<https://www.touchstoneglazing.co.uk/>) as per the submitted detailed specification and drawings ref Steelyte II Opening Casement and Insulead Fixed. Touchstone Steelyte will be used for opening windows. These are narrow section lead coloured stainless steel frames. Insulead are fixed frames with a lead coloured flexible adhesive with no frame. Both are 24mm Argon filled DG units with an outer pane of crown glass to reduce mirroring. These were recently used at Higher House (grade II listed) in Holcombe and some external and internal photographs of this are shown below. The company has an impressive portfolio of works and has recently replaced windows at the Piece Hall, Halifax, Ledston Hall (Grade 1), Castleford, and Myddelton House (Grade II), Enfield. A full technical brochure and portfolio of schemes is submitted with the application.



Touchstone windows at Higher House, Holcombe

### 3.2 Doors

Please Front Door: Cellar Door External, Cellar Door Internal, Front Door, Proposed Front Door Style which contains photographs of existing and proposed doors.

The main entrance door will be replaced with a bespoke solid door with raised fielded panels as shown on the submitted drawing and image Door 1 below. The fairly recent outer boarded, braced and ledged door below will either be replaced 'like for like' or repaired as its lower section has rotted away. This will also reduce draughts into the basement. Both doors will be made by the same local carpenter who will be making the sash windows.



Door 1

### 3.3 Internal Wall

Please see Internal Wall: Drawing 2684801 – Manor House Internal Wall (Existing and Proposed), Architrave Close-Up Photograph, Architrave Existing and Proposed Photograph, Cornice Photograph, Skirting Board Existing and Proposed Photograph, and Internal Door Existing and Proposed Photograph which contains existing and proposed plans, and photographs of door, skirting, architrave and cornice details.

The ground floor wall between the hall and the sitting room to the south was removed during the 20<sup>th</sup> century. It is to be rebuilt to the original dimensions and with a new doorway with a 6 panel door and architrave, skirting and cornice that copy those in the hallway. All as shown on drawing 26/848/01 and submitted hallway photographs.

## 4 Impact on Significance

The works proposed are 1. New window frames, 2. New Doors, and 3. Replacement of an original internal wall and associated details. In 1 and 2 the existing items to be replaced are not original and not particularly in line with the original character and significance of the building. The casement frames in the front elevation have failed and have reached the end of their life. The frames in the rear are single glazed. Some of those at the rear have bulky sections they also dominate the window openings. The current proposals will achieve the restoration and enhancement of significance.

Historic England provides broad advice in its document Making Changes to Heritage Assets (2025). Paragraph 24 states the following -

*24 Restoration is likely to be acceptable if:*

- *The significance of the elements that would be restored decisively outweighs the significance of those that would be lost.*
- *The work proposed is justified by compelling evidence of the evolution of the heritage asset and is executed in accordance with that evidence.*
- *The form in which the heritage asset currently exists is not the result of a historically-significant event.*
- *The work proposed respects previous forms of the heritage asset.*
- *No archaeological interest is lost if the restoration work could later be confused with the original fabric.*
- *The maintenance implications of the proposed restoration are considered to be sustainable.*

Historic England also provides advice for window alteration in paragraphs 81 and 82 of its Advice Note 18 Adapting Historic Buildings for Energy and Carbon Efficiency. An initial comment from HE states that it is essential to ensure that the building is firstly well maintained and repaired to ensure it is free from damp and consequently does not exacerbate problems of energy efficiency. The works being undertaken to the roof, chimney and gutter will help to achieve this.

*81. Installation of slim-profile or vacuum double-glazing within historic frames will generally be acceptable.*

- *The use of slim-profile or vacuum double-glazing can allow the installation of double-glazing in historic buildings alongside the retention of existing window frames.*
- *Many historic window frames will be capable of accommodating such glazing. Original glazing bars should be retained, and windows should be refurbished and draught proofed at the same time to fully benefit from double-glazing. Sash windows may need heavier weights to balance the increased weight of the glass.*
- *Exceptions in which such installations are unlikely to be acceptable will include windows which retain historic glass of interest, windows of historic or architectural interest whose frames / glazing bars cannot support slim-profile or vacuum double-glazing, and windows with leaded lights.*
- *Listed building consent is likely to be required, unless replacing panes in modern windows.*

*82. Replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material and pattern, will generally be acceptable.*

- *Many historic buildings have windows which are relatively recent and do not contribute to a building's special interest. In such cases, their replacement with double-glazed windows of an appropriate material, glazing bar pattern and detailing is likely to either have a neutral impact or to enhance significance.*
- *This will not be so in the case of original or other windows which contribute positively to a building's special interest through both historic fabric and design. Such windows should not be replaced (although their panes could be replaced with slim-profile or vacuum double-glazing within the existing frames - see above). Stuck-on or applied glazing bars rarely replicate the character of historic windows and are unlikely to be acceptable.*

- *Listed building consent is likely to be required, as such works will normally affect the special interest of the building.*

The proposals for the new timber/LandVac sliding sash and Touchstone casement windows meet the requirements of paragraphs 24, 81 and 82 above. They are a well-researched solution to both improving heat retention and protecting the significance of the building's and area's heritage. Both include glazing that helps to reduce the mirroring problems associated with the use of double glazing in historic buildings and both have a track record of successful use in nationally important listed buildings in the UK. In addition the LandVac glazing is lightweight and will not require over-bulky timber frames or glazing bars.

In the case of the casement windows at the rear they involve much less (or no) bulky sections/framing and the frames therefore become less important than the stone mullions and the whole elevation. It is very possible that the building may have originally had earlier versions of this window type but there is no known evidence of this and any remains of earlier fixings are possibly lost beneath the existing frames or were removed at the time of installation.

The proposals for the east (front) and north elevations reflect a moment in time, C1910. The front elevation reflects the photograph showing Victorian window frames. There is therefore evidence that such windows did exist. They are in tune with surrounding buildings on Cross Lane and the general character of the conservation area. The works will remove frames that do not add to the building's significance. In many respects the work will enhance the significance and setting of the building and preserve the character of the conservation area.

In heritage settings secondary glazing is sometimes an alternative to double glazing. This is usually the case when existing frames are being retained. In this case most of the frames are being replaced and it is sensible to install carefully designed DG units as part of window frames that are sympathetic to the character of the building and its surroundings. Some of the window openings have internal timber panelling and secondary glazing can have a harmful impact on its appearance. It is also cumbersome and can adversely affect the use of escape windows. Discussions have been held with the Council's Building Control officers concerning means of escape and the current proposals appear to be acceptable. Planning officers are asked to support the deletion of trickle ventilation for the proposed window frames as the vents would be out of character with the listed building

The Manor House is a Georgian building. The proposed front door is in four raised and fielded panels, the panels set both horizontally and vertically. Georgian doors are commonly 6 panelled many in a fairly standard arrangement. However, there are many examples of Georgian doors of 2 to 10 raised and fielded panels in a variety of designs, combinations and decorations (please see [https://georgiangroup.org.uk/wp-content/uploads/2024/07/GGM\\_Brooking\\_09\\_Front\\_doors.pdf](https://georgiangroup.org.uk/wp-content/uploads/2024/07/GGM_Brooking_09_Front_doors.pdf) for details). The proposed door is of an appropriate design which could also be from a later period being in tune with the approach to the window frames in the front elevation.

The work to replace the wall between the sitting room and the hall is a restoration. The detail of the wall, new skirtings, architraves, door and cornice will be the same as currently exists in the hallway.

## **5 Complying with National and Local Policies/Guidance**

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: *'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'* The 2023 National Planning policy Framework (NPPF) and local planning policies in the Bury Unitary Development Plan 1997 implement this requirement.

The relevant policies are paragraphs 202 to 221 of the NPPF, and EN1/2, EN2/1, EN2/2, and JP-P2 of the local plans. The most relevant being:-

*210. 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.*

*212. 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.*

*213. 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.*

*215. 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.*

**Comment:** The proposals restore, sustain and enhance the significance of the Manor House, the nearby NDHAs and the conservation area. There is no harm to building or area character, the impact on significance will be positive.

*216. 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.*

**Comment:** The proposals are totally appropriate to their setting and to surrounding buildings and their character.

The LPA's policies are still as listed below, and JP-P2 was adopted as part of the Places for Everyone Plan in March 2024 and this contains more general policies as follows:

*Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. The NPPF and JP-P2 are fairly general dealing with the principle of damage to significance.*

The LPA's policies are more specific with regard to listed buildings and include –

- a) the impact of the proposal on the historic fabric of the building;*
- b) the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;*
- c) the need to protect the setting of the Listed Building;*

and for conservation areas -

- 1 the nature of the development in terms of its bulk, height, materials, colour, design and detailing;*
- 2 the relationship between the proposed development and the architectural and visual qualities of the surrounding area.*

**Comment:** The impact of the proposals has been carefully researched and assessed against the significance of designated and non-designated heritage assets. They will make a positive impact and both preserve and enhance significance and distinctiveness.

## **5.1 Conclusion**

The proposals comply with national and local planning policies and good practice. They follow advice issued by Historic England. Both listed building consent and planning permission is required for the proposed works to be carried out. This statement satisfies paragraph 207 of the NPPF 2024. It should also be sufficient to support the application for planning permission. The LPA is also asked to support the removal of the Building Regulations requirement for trickle ventilation from the window frame proposals.

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