

DELEGATED REPORT

Report by Tom Beirne	Date of report: 08/04/2026	Ref: 72865/LBC
Registration: 17/02/2026	LDfC: 26/03/2026	Expiry Date: 14/04/2026
Site Visit: 03/03/2026	Site Notice: 03/03/2026	Press Date: 05/03/2026
Objections: 0	Con Area:	Adv Type: ALB
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: LBAL

Proposal: Listed Building Consent to replace existing windows with powder coated aluminium windows; change window to ground floor front & side elevation to glazed door, addition of window to first floor rear elevation and increase size of window to existing ground floor rear elevation. Upgrade house insulation to improve thermal performance which will need side gable recessed bay to be insulated and rendered white externally

Location: Bast House Cottage, 335 Manchester Road, Ramsbottom, Bury, BL9 5LZ

Description

The application relates to a detached two storey stone built house between Bast House to the north west and a group of former agricultural buildings recently converted to residential. The property is a grade two listed building dating from the early 18th Century.

The proposal, which follows a recently refused application, involves replacing the existing windows, adding an additional window to rear elevation and changing the size of a window, also at the rear. The scheme also includes changing an existing window to door to front and side elevations.

The scheme also includes the installation of thermal insulation to side elevation recessed gable and a white exterior render finish (currently existing exterior wall painted white brick).

The application follows a previous refusal for the replacement of windows with Upvc windows on grounds that they were inappropriate and there was insufficient information with regard to identifying the significance as required by paragraph 207 of the National Planning Policy Framework. This latest application has replaced the previously proposed Upvc window with aluminium and includes a statement of significance.

Relevant Planning History

48281 - Listed building consent for replacement of brick and rough cast with natural stone; rear porch; rain cover canopy; and new windows in replacement stone work - Approve with Conditions 15/08/2007

62862 - Detached double garage with wc - Approve with Conditions 16/07/2018

71336 - Replacement of existing sections of flat roof with pitched roof - Approved with Conditions 23/12/2024

71337 - Listed building consent for replacement of existing sections of flat roof with pitched roof - Approved with Conditions 23/12/2024

71949 - Replace existing windows with UPVC woodgrain windows; change window to ground floor front & side elevation to glazed door, addition of window to first floor rear elevation and increase size of window to existing ground floor rear elevation. Upgrade house insulation to improve thermal performance which will need side gable recessed bay to be insulated and rendered white externally - Refused 26/09/2025

71950 - Listed Building Consent to replace existing windows ; change window to ground

floor front & side elevation to glazed door, addition of window to first floor rear elevation and increase size of window to existing ground floor rear elevation. Upgrade house insulation to improve thermal performance which will need side gable recessed bay to be insulated and rendered white externally - Refused 26/09/2025

72864 - Replace existing windows with powder coated aluminium windows; change window to ground floor front & side elevation to glazed door, addition of window to first floor rear elevation and increase size of window to existing ground floor rear elevation. Upgrade house insulation to improve thermal performance which will need side gable recessed bay to be insulated and rendered white externally - recommended for approval.

Publicity

Immediate neighbours notified by letter dated 27/02/2026. Site notice and press notice posted. No objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection.

Traffic Section - No objection.

Pre-start Conditions - N/A

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
EN2/3	Listed Buildings
EN1/1	Visual Amenity
EN4/2	Energy Efficiency
JP-P2	Heritage
JP-P1	Sustainable Places

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their

comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Need - Improving the thermal insulation at the property is clearly beneficial and in line with government policy. However any alterations along these lines need to be sensitive and not substantially harm the character or significance of the heritage asset.

Heritage Policy Background - The application building is a Grade II listed building, described on the National Heritage List for England (NHLE) as –*“Probably early C18. Stone, right-hand end having brick buttressing and gable, the whole evidently once being part of larger house. Two storeys. Two windows with drip mould (right-hand one three-light with renewed stone mullions with labels, left-hand one with round-headed lights and a label, but first floor left-hand one blind and probably a date-panel). Other round-headed and mullioned windows on side walls. Slate roof. Later rear wing”*.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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.

Paragraph 202 of the National Planning Policy Framework (NPPF) states that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 207 of the NPPF 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. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 210 of the 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.

Impact on heritage and visual amenity - The heritage statement submitted is comprehensive and constitutes an appropriate statement of significance as required by paragraph 207 of the NPPF.

Rendering - Elements of north and east elevations are already painted, these are the parts of the elevation that are constructed from, replaced or faced in brick, although no understanding of this alteration has been advanced or a reason why these areas have being painted.

Window replacement. It is noted that none of the existing glazing in the listed building is original, dating from a probably late 20th century refurbishment. The exception is the two-light windows on the ground floor which has leaded glazing of an earlier date. This is to be retained.

The proposed new glazing on the other windows will be of a like-for-like framing pattern. The use of aluminium rather than the previously refused Upvc is considered to be a significant improvement and would will have a longer lifespan than timber in this exposed moorland location. Its use in the rear wing is considered appropriate given that the extent of its alteration and consequent lack of interest, and also that none of its windows are historic. It is also considered appropriate for the windows of the original building, given that the glass in these windows would have originally have been fixed within metal frames wired to the jambs and mullions. The proposal will therefore have no adverse effect on the significance of the listed building.

New rear window. The window is to be located in the altered rear wing and not the original portion of the listed building, and as it is a relatively minor change there will be no harmful effect upon the listed building.

Insulation of side wall. The gable here is slightly set back owing to where the eastward continuation of the original building was sheared off. The present external wall is therefore probably a rebuilt internal crosswall that was never intended to be exposed. The proposal is to affix insulated board to this section of wall, which will be finished in lime-based render

and painted white as at present. The works will result in no harmful effect upon the legibility and significance of the listed building, as this is essentially a blank expanse of wall devoid of any features of key importance. The works will also deliver the benefit to the property of greater thermal efficiency.

The heritage statement concludes that none of the proposed works will have a harmful effect upon the listed building, and will preserve its significance as the surviving fragment of a moorland farmhouse of probably late 16th century date.

The proposals thereby satisfy the requirements of both national planning guidance and local heritage policy and accordingly the application favourable consideration.

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

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered drawings numbered 2024/04/01, 02, 03, 04, 10, 11 12 and 13 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
TB 8/4/26		DM 8/4/26	