

**UPDATE REPORT**

**FOR DEVELOPMENT CONTROL COMMITTEE  
MEETING OF 6 OCTOBER 2020**

**Item B2 - 2020/0401LBC 168 Todmorden Road, Bacup**

Since publication of the Committee Report one of the objectors has re-iterated their objection and comments on the application have been received from Rossendale Civic Trust; the comments of RCT are appended.

Having reviewed the comments received the Council's Conservation Consultant has commented as follows :

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, which includes their setting. LPA's should, in coming to decisions 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.**

In this instance the key issue is to consider and assign significance (if there is any), to the value of the existing windows and their finish to the character of the small group of Listed cottages. Having viewed the photographs and read the listing description it seems to me that the principle significance of No.168 lies in its form, including plan form, materials, the arrangement of windows and doors, its group value with the other cottages and its historic use.

Whilst the window arrangement/pattern of the cottages is noted and is visually important and of some significance I think the windows/doors themselves are less important and are modern. I note reference to the windows and doors having been replaced in the 1980's. Concern is expressed over the loss of the brown colour and consistency of finish across the row. Whilst I accept that in some very rare cases the colour of a window or door can contribute positively to the historic character of a listed building, especially if the application of the colour in itself has significance via a historic event or association, on the whole paint colours are modern and are of little or no consequence. In this context I do not feel the painting of the window/doors brown can be assigned any real historic significance and seems to me to have become convention for the row, rather than be based on importance to the listed buildings.

I understand more the concern over the visual change caused by the change from brown to the new sage green paint colour. The new colour contrasts with the brown used elsewhere, albeit not to the detriment of the historic character of No.168 or the value of the group as a whole. Photographs show

that some variation in finish/appearance of the windows and doors already exists across the row of 4 cottages with different shades/tones and ironmongery etc.

Indeed I am mindful that some degree of change in the historic environment is inevitable and that they evolve to the tastes and fashions of the different generations. The painting of doors and windows is a reversible act which largely does not impact upon further changes being made or indeed reversing the act without causing any harm to the building. If all that changes to these cottages over time is the colour of the paint colour to the windows and doors then their special interest will have been preserved.

In this context I do not consider the visual change with the application of the new colour to the door and windows, amounts to actual harm to the significance of the listed building and the historic character of the building and the group value is preserved.

I have no objections to the application as presented and feel that the proposal meets the duty to preserve and conforms to the guidance contained in Chapter 16 of the NPPF and Policy 16 of the Local Plan.

**No additional matters have been raised that cause Officers to change the recommendation contained in the Committee Report.**

**Lauren Ashworth  
Principal Planning Officer  
02/10/2020**