

UPDATE REPORT



FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 14th January 2025

B2. 2024/0396 - 31 Kay Street, Rawtenstall, BB4 7LS

Further details have now been provided to show the appearance of the windows/door proposed to be installed. These are contained with the following documents:

- Proposed Windows and Doors
- Proposed Window Specification

The additional details have been submitted to Growth Lancashire to review. Their further comments have been received and state the following:

“Thank you for this information. Just to clarify: the windows will be timber double glazed mock sash windows (replicating those in situ) in brown and the doors will be a brown composite door as shown in the image provided, to replace the existing composite doors. Whilst timber doors would be preferable, as the existing doors are stated to be composite, no additional harm will be caused by the introduction of replacement composite doors to the design specified in your email.

If this is correct, I would consider the proposed scheme to meet the statutory test ‘to preserve’ causing no harm to the character and appearance of the conservation area. As such the proposal complies with the objectives contained in Chapter 16 of the NPPF and the Local Plan ENV2 and I raise no objections from a heritage perspective.”

The applicant (Rosendale Valley Energy) have provided clarification that the proposed design and materials match those detailed within Growth Lancashire’s response.

The pre-commencement condition added under Condition 3 within the report can now be removed and replaced with the following wording:

“No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans and documents.

Reason: In the interests of visual amenity of the Rawtenstall Conservation Area.”

Condition 2 can also be amended to contain reference to the above documents and will now therefore read as follows:

“The development shall be carried out in accordance with the following:

<i>Title</i>	<i>Drawing No.</i>	<i>Received Date</i>
<i>Location Plan</i>	<i>31KAST-BUT-XX-XX-DR-A-99100 P01</i>	<i>08.10.2024</i>
<i>Proposed Photovoltaic Layout</i>	<i>4483-31K-R-E301 P1</i>	<i>13.11.2024</i>
<i>Proposed GA Elevation</i>	<i>31KAST-BUT-XX-XX-DR-A-99140-P02</i>	<i>24.10.2024</i>
<i>Proposed Windows and Doors</i>	<i>-</i>	<i>19.12.2024</i>
<i>Proposed Window Specification</i>	<i>-</i>	<i>19.12.2024</i>

Reason: To define the permissions and in the interests of the proper development of the site.

B3. 2024/0407- 39 Kay Street, Rawtenstall, BB4 7LS

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