



DRAFT LOCAL LISTED BUILDING CONSENT ORDER FOR THE ON GRADE II LISTED BUILDINGS IN THE BOROUGH OF CHESHIRE EAST

This Local Listed Building Consent Order is made under the provisions as set out in the Planning (Local Listed Building Consent Orders) (Procedure) Regulations 2014 and Sections 26D - G and 28A and Schedule 2A of the Planning (Listed Buildings and Conservation Areas) Act 1990

1. Introductory

THE LOCAL LISTED BUILDING CONSENT ORDER is made on the 28th day of May 2025

2. The listed buildings covered by the order: -

Tollitt Street numbers:

1, 2, 3, 4, 5, 6, 7, 8 & 9

3. Description of the consented works

3.2 Replacement of non-original timber windows with **timber windows**

3.2.1 to qualify for consent under this order the works must:

- A – be as per the drawing and specification noted in drawing 3120 in appendix A
- B – any double glazing must be 14mm slim profile glazing with integral glazing bars
- C -windows to be behind a 100mm reveal and painted to the colour within the palette provided in Appendix C
- D – Timber must be natural softwood or hardwood and not engineered or chemically modified timber.

3.3 Replacement of **timber external doors**

3.3.1 to qualify for consent under this order the works must:

- A – be as per the drawings and specification noted in drawings 3124 & 3125 in appendix A
- B - painted in the colour provided in Appendix C
- C - Timber must be natural softwood or hardwood and not engineered or chemically modified timber.

3.4 Works to the **roof**, specifically reroofing, replacing bargeboards, replacing flashing, but excluding works to the timber structure.

3.4.1 to qualify for consent under this order the works must:

A – Blue clay ridge tiles to be new or salvaged, plain or flaunched but must match the existing in colour, size/profile and finish of the existing, as per the images in Appendix B.

B - Renewal of roof covering, to include a permeable roofing membrane with eaves carrier, new slates to match existing and re-bedding ridge tiles. As per drawings in Appendix A.

C - Replacement insulation quilt may be installed in roof spaces, between and above rafters, providing an eaves ventilator system is installed to ensure the roof space remains ventilated at the eaves.

D - be as per to drawings in Appendix A.

E - Welsh slates: Wholesale replacement of a roof or roof slope – new Welsh slates to match the colour size and texture of the existing. Slates are to be installed on treated SW battens over a permeable roofing membrane with an eaves carrier and a continuous eaves ventilator. Refer to drawing 3211 in Appendix A. A sample slate must be submitted for approval by the Local Planning Authority via formal discharge of condition prior to works being carried out.

F - Mortar for Flaunching for chimney pots, to be as per the specification in 3.7.1C.

G - Lead flashings to:

Valley gutter and soakers– Code 6, Soakers Code 4 (minimum)

Roof abutment drip flashings and soakers – Code 5, Soakers Code 4 (minimum)

In accordance with The Lead Sheet Association details and recommendations.

3.5 Chimney works

3.5.1 To qualify for consent under this order the works must:

A – Re-bed existing sound clay chimney post in a mortar flaunching. - Flaunching for chimney pots to be a Natural Hydraulic Lime mix as per 3.7.1C.

B - Replacement chimney pots are to be cream clay and match the existing in size.

C - Cream clay pepper pot ventilators are advised to keep the weather out of redundant flues.

D - Refer to the images on drawings in Appendix B for the existing types.

E - Other clay pots and ventilators are not included in this order and require an application for Listed Building Consent.

F - Lead flashings to:

Coping DPC to chimney stack – Code 5 (minimum)

Chimney stepped flashings and drip flashings/ soakers – Code 5, Soakers Code 4 (minimum)

In accordance with The Lead Sheet Association details and recommendations.

3.6 Relocation of **Loft Hatch**

3.6.1 To qualify for consent under this order the works must:

- A - Loft hatches and access ladders may be installed within the zones identified on the drawings only.
- B - Adjacent finishes should be made good following installation on a like-for-like basis.
- C - be as per the drawings and specification noted in drawing 3020 in appendix A

3.7 Repointing and replacement bricks

3.7.1 To qualify for consent under this order the works must:

- A - New or salvaged red/orange clay facing bricks to match the colour size and texture of the existing, sample to be submitted for approval to the Local Planning Authority by the via formal discharge of condition prior to works being carried out.
- B - Cut out defective bricks by hand and indent new bricks as single bricks, fully bedded and shimmed with mortar as below
- C - Rake out (no mechanical tools to be used) and repoint with:
 - 1-part Hydraulic Lime, 3.5 NHL
 - 1 part pit sand sieved to <2.36 mm. (Nosterfield or similar approved)
 - ½ part fine red sand sieved to <600 microns
 - 1 parts silica quartz sand sieved to <1000 microns (Leighton Buzzard or similar approved)
- D – to be as per the repointing specification in drawing 3020 in appendix A including raking out
- E – mortar finish to be a flush joint/ tampered to expose aggregate following initial set.

3.8 Replacement **rainwater goods**

3.8.1 To qualify for consent under this order the works must:

- A - The rainwater drainage system serves multiple properties and to function correctly must remain as installed. Replacement sections of cast iron gutters, downpipes and associated fittings must match the drawings in Appendix A exactly.
 - 120mm diameter half round gutter on fascia brackets
 - 75mm diameter downpipes/ fixing brackets
- B - To be as per drawings 3211 in Appendix A.

C - To be painted the colour in the palette provided in Appendix C

3.9 Works to **Stone**

3.9.1 To qualify for consent under this order the works must:

A - stone window cills to be painted the colour in the palette provided in Appendix C

B - Stone/ render plinths - Careful removal of the remains of the stone plinth (to a specification in appendix A) and replacement render sections is permitted, providing the brickwork behind and pointing are repaired in line with this specification and undertaken at the same time.

3.10 Works to **garden/yard walls and gates**

3.10.1 To qualify for consent under this order the works must:

A – be treated softwood or hardwood ledged and braced gate with tongue and grooved boarding over and a pitched hardwood capping, fitting with a Suffolk latch to match the existing height (to the underside of the adjacent wall coping), to match the existing.

B - Gates to be as per drawing 3201 and images contained with Appendix B for the existing types.

C - Blue clay pitched wall coping on the rear boundary to match the colour, size and finish of the existing.

D - Refer to drawing 3201 and Appendix B for the existing types of blue clay pitched wall coping on the rear boundary.

E - New or salvaged blue clay engineering brick to form a coping on side walls and act as a Damp Proof Course. To match the colour size and texture of the existing.

F - Replacement of blue engineering brick copings to side/ party yard walls to be as per drawing 3201 and Appendix B.

G - Rake out and repoint / rebuild with

- 1-part Hydraulic Lime, 3.5 NHL
- 1 part pit sand sieved to <2.36 mm. (Nosterfield or similar approved)
- ½ part fine red sand sieved to <600 microns
- 1 parts silica quartz sand sieved to <1000 microns (Leighton Buzzard or similar approved) Refer to drawing 2120 for specification & raking out methodology
- Flush joint/ tamp to expose aggregate finish following initial set.

3.11 external joinery Replacement Joinery for **Barge Boards** and **Fascia Boards**

3.11.1 To qualify for consent under this order the works must:

A - Planed softwood timber boards to match the size, moulded profile and decorative features of the existing.

B - To be painted the colour in the palette provided in Appendix C

C - To be as per the images within Appendix B.

3.12.1 decoration of **External joinery, External metalwork, & Painted stonework**

3.12.1 To qualify for consent under this order the works must:

A - Be painted the colour in the palette provided in Appendix C

INFO NOTED IN APENDIX 1

4. **Statement of Reasons**

4.1 The Council recognises its role in the climate emergency and this Order is an opportunity for residents to extend the service life and improve energy efficiency of the properties covered within this Order, whilst recognising the importance they play in the town's history. One of the most efficient ways to eliminate unnecessary energy use is to improve a building's condition. Defects such as damp walls and poorly fitting doors or windows can substantially reduce thermal performance; and repairs are an important energy-saving measure in their own right, and an essential prerequisite for some thermal improvements, such as the addition of loft insulation.

4.2 Constructed in the 1840s, the properties, the cottages are directly associated with the development of the Grand Junction Railway in Crewe and specifically the relocation of the railway locomotive and engineering works from Edge Hill to Crewe in 1843. The cottages are some of the few rows of cottages remaining from this large-scale development and have high historical value as reminders of this significant development. There is also associative value in their connection with architect John Cunningham, known for his railway architecture and for his design of Liverpool's Lime Street Station. The houses are also associated with John Betjeman, who campaigned against the cottages' demolition in the 1970s whilst he was Poet Laureate. As houses constructed for the railway community of Crewe the cottages have high communal value, many of local people will have ancestors who worked in the railways and the cottages form part of the local heritage. The importance to the local community was both demonstrated and strengthen during campaigns in the 1970s for their retention and restoration following plans to demolish them.

5. **Justification for Making the Order**

5.1 The initial group of works will relate to the 'Warm and Healthy Homes' Grant Scheme works. However it is anticipated that many of the works proposed under the order would come up general works to improve the condition of the buildings and it is therefore proposed that the order be in place for 10 years to allow any properties not taking up the grant offer to carry out the same works under the same conditions.

6. **Purpose of the order**

6.1 The buildings contained within the order are all Grade II listed and as such would require individual consents for the works. This would create repetitive almost identical applications for each

individual property as each property within its row is to a matching design. The symmetry of the rows is an important part of the significance of the buildings and this order allows for a uniform approach to each row to preserve and enhance that uniformity.

7. Term of order

7.1 Dates from 28th May 2025 and to 27th May 2035 (a period of no more than 10 years from the starting date of the Order).

8. Other particulars:

8.1 Operation of the Order

i i) The Order has been made in accordance with the requirements of the Planning (Local Listed Building Consent Orders) (Procedure) Regulations 2014, including a public consultation of at least 28 days, and consultation with Historic England of at least 28 days. Representations received in response to these consultations have been considered in drawing up the final version of the Order.

ii) The Council will review the operation of the Order on an annual basis. If at any time during the life of the Order it is considered that it is either ineffective or is giving rise to unexpected and unacceptable harm to listed buildings to which it applies, it will be varied or revoked.

iii) If the Council revokes this Order at any point prior to the end date given above, any works authorised by the Order which have been started but not completed may be completed within six months of the date of revocation. Works which have been started but not completed at the end date given above may also be completed within six months of that date. However, once the Order expires or is revoked, any works previously covered by the Order which have not been started, will no longer benefit from the consent granted through the Order.

iv) If at the end of the term of the Order it is considered that it is operating effectively and does not give rise to undue harm, it will be renewed, and a longer term considered.

v) As an Order confers listed building consent for specified works, a breach of the Order by carrying out works not authorised by the Order may lead to enforcement action.

9. Appendices Supplementary information