

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131689/LO/2021

Date registered valid: 12 October 2021

Proposal: LISTED BUILDING CONSENT for the replacement and addition of external windows, replacement of external doors, repair work to external facade, internal remodelling, erection of a single storey outbuilding and associated landscaping.

Address: The Mount , Wythenshawe Road, Manchester, M23 0PD

Ward(s): Northenden Ward

Applicant: Miss Natasha Newman Flat 1, The Mount, Wythenshawe Road, Manchester, M23 0PD

Agent (if any):

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 May 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 25 November 2021

Standard consultations:

Printed: 26 October 2021 Expired: 16 November 2021

Neighbour notifications

Printed: 26 October 2021 Expired: 16 November 2021

Site notice

Posted: 26 October 2021 Expired: 16 November 2021

Press advert

Published: 2 November 2021 Expired: 23 November 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a two storey dwellinghouse known as 'The Mount' and is a grade II listed building located close to the corner of Wythenshawe Road and Rackhouse Road.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is predominantly residential in nature comprising of two storey semi-detached and detached dwellinghouses. The area also have large open recreational and green space in the form of Wythenshawe Park.

Description of development

The applicant is seeking listed building consent for the replacement and addition of external windows, replacement of external doors, repair work to external facade, internal remodelling, erection of a single storey outbuilding and associated landscaping.

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

EN3 – Heritage

The relevant UDP policies for this application are:

DC19 – Listed Buildings

Other legislative requirements

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, 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"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

Planning History – In terms of planning history on the building itself there has been two previous planning applications details of which are provided below:

Application No: F04954/LA/LB was approved in October 1976 for the conversion of the dwelling house into two flats and demolition of non-listed buildings.

Application No: F05860/LA/LB was approved by the Secretary of State in February 1977 for the erection of sheltered housing units consisting of 21 one and two-person flats in a 2-storey block.

Application No: 101078/LO/2012/S2 was approved on the 4th July 2014 for the removal of stud partition wall to staircase, conversion of existing ground floor bathroom to entrance and creation of new landscaped area.

Heritage Significance

The application site relates to a two storey dwellinghouse known as 'The Mount' and is a grade II listed building located close to the corner of Wythenshawe Road and Rackhouse Road, however main vehicular access is provided from Hallas Grove. The property is currently subdivided into two flats and contains a good sized garden area.

The property was originally constructed as a house in the mid 19th Century by the Tatton family for their steward Thomas Worthington. The house over the years has been extended and altered, however its present size is much reduced as various outbuilding have been demolished over time. Initially the Mount sat within its own extensive grounds, but its original setting has been considerably altered and reduced and a significant part was redeveloped for housing in the 1990s and 2000s (Hallas Grove and 130 Wythenshawe Road). The property listed on the 4th October 1974 and two years later was subdivided into two flats.

Directly opposite lies the Grade II listed Wythenshawe Park containing the Grade II* listed Wythenshawe Hall and associated curtilage structures. A number of these curtilage structures (including the North Lodge near the application site) are Grade II listed in their own rights while other curtilage structures such as boundary walls/fences/gates - if pre-dating 1st July 1948 - would be covered by the listed designation of the Hall.

Elements of significance/interest mentioned in the listing include:

- Red brick and slate roof;
- Staggered double-pile plan formed by addition of parallel range to rear and offset left;
- Two-storey 3-window south front has 3 sashed windows to each floor, all of 16 panels except that in the centre at 1st floor which as 12 panes;
- Gable chimneys;
- At the rear lean-to in angle of rear range, segmental-headed door and segmental-headed top-hung casements imitating sashes in rear wall of this.

The listing states that the interior was not inspected.



Photograph 1 Wythenshawe Road Elevation
Credit: Case Officer Photograph 2021



Photograph 2: Historic Photograph from 1934
Credit: Royle, A – Manchester Local Image Collection

Impact

The NPPF acknowledges that heritage assets are an irreplaceable resource. It emphasises that great weight should be given to the conservation of designated heritage assets (such as listed buildings and their settings) and advises that any harm or loss requires clear and convincing justification. On this basis, when considering works that impact upon the historic environment, a 'conservation-led' approach should be used to avoid all but positive change to the identified heritage significance. Where harm cannot be avoided it should be kept to an absolute minimum that can still be justified in heritage terms. Consideration also needs to be given to positive

change by, for example, better revealing the heritage significance. Cumulative impact of proposed and past change needs to be considered to assess if further change is appropriate.

The application building and its setting have seen considerable past change and much of this has been unsympathetic and some, in more recent times, has also been unauthorised. This has had a harmful impact on heritage significance through, for example, the loss of original and historic built fabric (with its intrinsic heritage value), altered layout and spatial character, and unsympathetic additions. The applicant sought pre-application advice prior to submitting the application and there have been discussion throughout the application process that has resulted in amended drawings and documents for consideration. As has been advised to the applicant moving forward, the starting point for evolving any proposal for this building should be to avoid any further harm to heritage significance and to better reveal the heritage significance by, for example, the reversal of past harmful works in an appropriate manner.

Fundamentally the works are to return the property from two separate flats (one on each floor) to one family dwelling house.

The proposed works are as follows:

Internal Alterations

- **New staircase** – The applicant is seek to relocate the stairs back to their position prior to 1970s conversion, at the west side of the hall. The proposed staircase will be U shaped in plan, with a half landing, open tread spindles, curved bottom step and curved handrail.
- **Reconfiguration of plan form**- (As shown on drawing 1), the wall separating the current kitchen for Flat 1, and the hallway will be moved back to its original position informed by historic drawings. To facilitate this change, the doorway to the 2nd bedroom in Flat 1 will be relocated to the original position in the current bathroom. The existing stairs and stud walls separating the flats will be removed to form a hallway. The back door will be relocated to its original position on the west elevation. The current bathroom for Flat 1 will become a hallway. The area at the bottom of the current staircase will become a utility room.
- **New bathroom**- The applicant is seeking to create a new family bathroom that would be created in the current storeroom for Flat 2. Stud walls would be reconfigured to accommodate this and the stud wall separating the current storeroom and the hallway would be moved back to its original position. A new soil stack would be installed on the north elevation to accommodate this change.
- **Restoration of bedroom**- The current kitchen to Flat 2 upstairs would be removed and the space restored to a bedroom.
- **Replacement of internal doors**- internal doors would be replaced with 6 panel pitched pine reclaimed doors, as indicated on the proposal plan. New architrave will be fitted, that more closely matches that shown in evidence dating to before the conversion.
- **New coving**- The proposal seeks that current polymer coving would be removed and replaced with uniform plaster coving throughout.
- **Reinstate panelling**- Panelling/wall beading to be installed in the lounge, dining room, and in the hallway leading up the stairs.
- **Boiler**- The proposal seeks to remove the boiler in the kitchen of Flat 1, and replace the boiler that currently serves Flat 2 with a system boiler to service the whole property. A hot water tank would be installed in the hallway outside the current bathroom of Flat 2.
- **Chimney breasts**- The applicant seeks to open up the fireplaces that have been bricked up in the current lounge of Flat 1, bedroom 1 of Flat 1, and bedroom 2 of Flat 1. The proposal seeks to install wood burning stoves in the fireplaces of the current lounge of Flat 1, and bedroom 2 of Flat 1. An extractor fan will be installed into the chimney breast in the kitchen of Flat 1.

Areas if change are indicated as a red on the proposed floor plans,

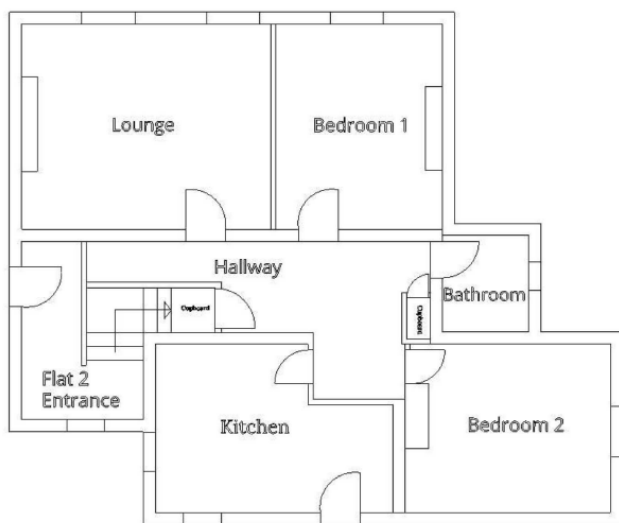
Ground



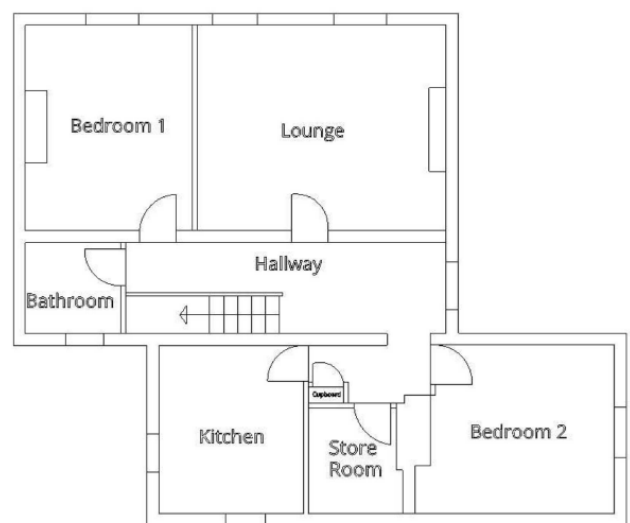
First Floor



Drawing 1 Proposed Floor Plans



Current Layout Downstairs



Current Layout Upstairs

Drawing 2 Existing Floor Plans

External Alterations

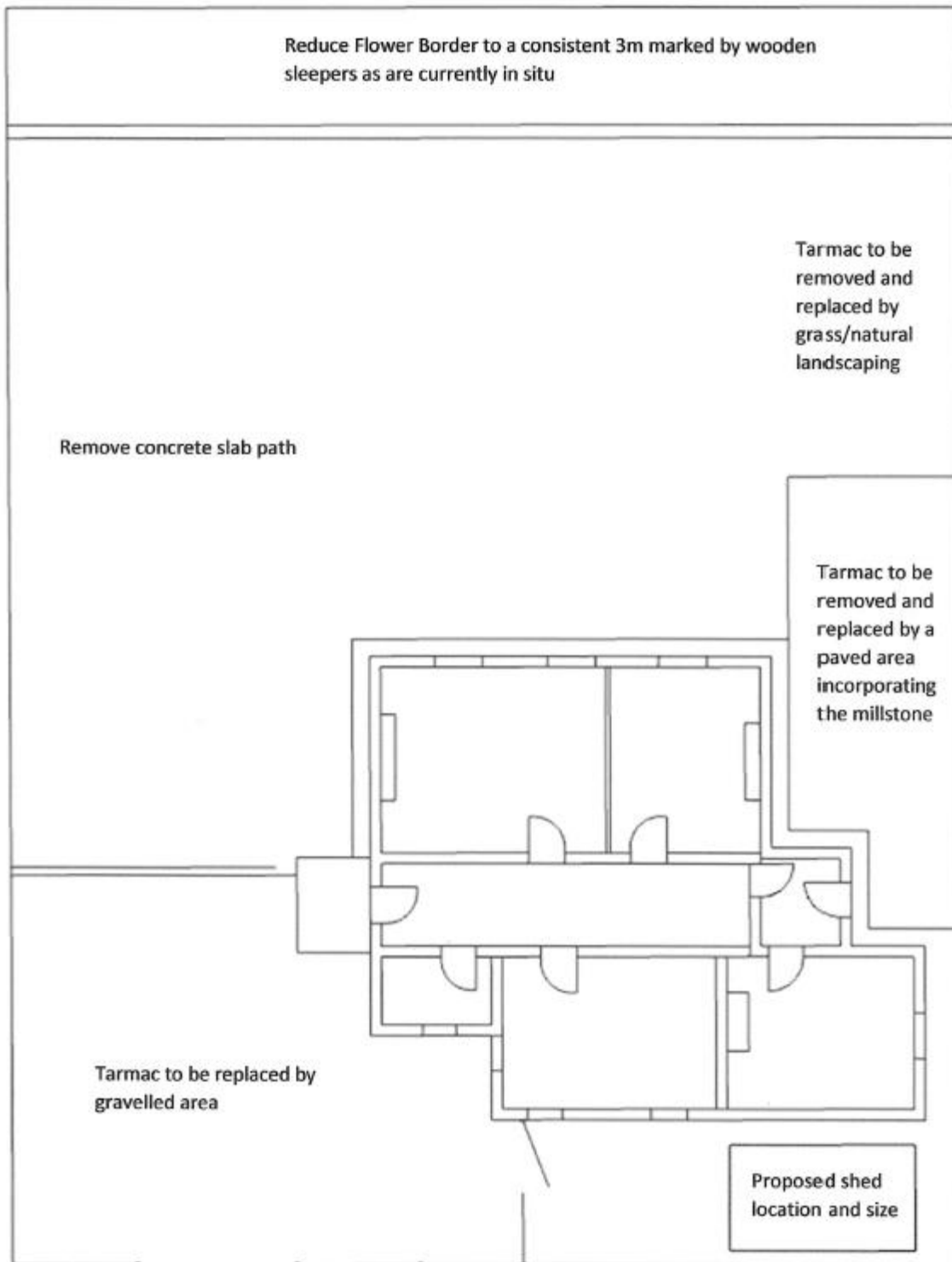
- **Doors** - The proposal is to replace the main entrance door with a 6 panel door with slimline double glazing units fitted to the top 2 panels and a Georgian door surround. The uPVC external door would be removed and replaced with a 3 over 6 sash window. The back door would be relocated to its original location on the west elevation with a 4 panel slimline double glazed door with 2 timber panels at the bottom, to reflect the door that was present on the site prior to the 1970s conversion.

- **Windows**- There are 6 sash windows to the south elevation of the property, which are all 8 over 8, with the exception of the centre top window which is a 6 over 6. It is proposed that the window boxes are retained, and replacement sashes are installed that are more historically accurate in design. These will have no horns, and thinner more decorative glazing bars. It is proposed that Goethe glass would be installed in all windows on the South elevation, and slimline double glazing units would be installed in all new windows on the remaining elevations. To the south elevation of the northern range at ground floor level, a bricked up window would be reinstated. To the West elevation, the proposal is to replace the three existing windows. A 6 over 6 sash will be reinstated to the first floor of the southern range, and 3 over 6 sash windows to ground and first floor level of the western range. To the North elevation, the proposal is to install a window in the proposed family bathroom, in line with the external door on the ground floor to create a more symmetrical appearance.
- **Lime pointing**- The whole property has been repointed with a very thin layer of cement pointing (1mm-5mm), which is coming away in several places. The proposal is to remove this pointing by hand and re-point using an appropriate lime mortar.
- **Guttering**- All current guttering would be removed and replaced with cast-iron half round guttering and downpipes to reflect the guttering material present prior to the 1970s conversion.
- **Removal of satellite dish/aerials**- Two of the three current satellite dishes would be removed. There are currently six TV aerials installed to the roof of the property, five of these would be removed, and a single aerial retained.

Other External Works

Outbuilding/Shed – The applicant is seeking to install one shed on the north elevation between the listed building and no.13 Hallas Grove (drawings 3 and 4). Which would be the least visible position to view the structure from the public highway. The shed also is also subject of planning application 131688/FO/2021.

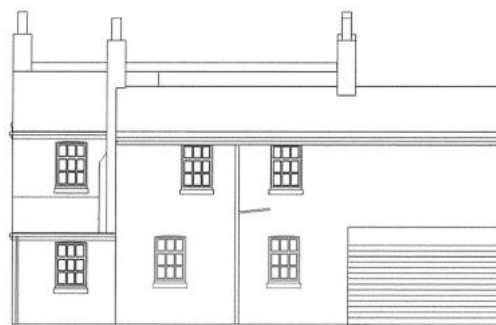
Landscaping – The applicant is also seeking to remove more of the hard landscaping such as tarmac and concrete paths from the curtilage to provide more soft landscaping to the setting of the listed building. The proposal also includes the re-use of the historic millstone that is welcomed, The front door access will be retained, the path is to be removed as historical maps reveal that the paths that use to connect the property to Wythenshawe Road are located within the curtilage of what are known separate residential properties and therefore no longer within the curtilage of the listed building. As access cannot be re-instated to the same path as the original the applicant has decided not to re-create the paths.



Drawing 3 Proposed Site Layout plan including located



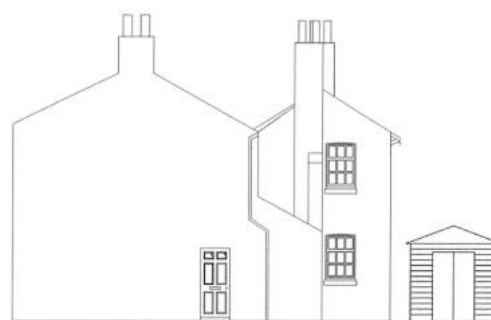
Proposed West Elevation



Proposed North Elevation

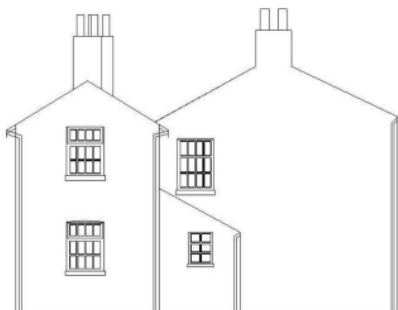


Proposed South Elevation

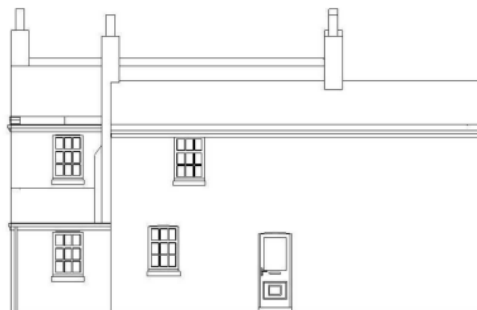


Proposed East Elevation

Drawing 4 Proposed Elevations



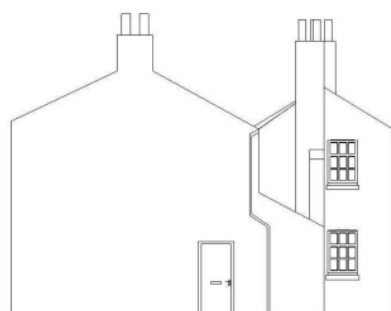
Current West Elevation



Current North Elevation



Current South Elevation



Current East Elevation

Drawing 5 Existing Elevations

Heritage Impacts/Harm

Following further advice that was provided to the applicant, the proposal has been revised with an emphasis on better revealing the heritage significance of the building on an evidence/research basis while minimising any further harm to the heritage significance is acknowledged and highly welcomed. Matters in terms of details can be controlled by the means of conditions as listed at the end of this report.

The proposal would therefore result in a low level of less than substantial harm as defined by paragraph 202 of the NPPF, to the significance and setting of the Grade II listed structure. As directed by paragraph 202 of the NPPF, it is now necessary to consider whether the public benefits required exist which outweighs any this harm.

In this case the public benefit will be ensuring that the building returns to its original use and provides a more positive contribution to the street scene. During original submission there was concerns about the limits on public benefit. As discussed the current proposal has been revised following advice and now includes a conservation led approach that reduces the harm so that it is outweighed by the public benefit of associated internal and external works.

Conclusion - It is considered that the development would not materially harm the heritage value of the listed building. The proposal is considered to be in accordance with national and local planning policies and will contribute to maintaining the long-term future use of the site to the benefit of the wider community.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant and agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, pre-application was sought prior to the submission of the application and officers have discussed the proposal in detail with the applicant and provided feedback. The proposal is considered to be acceptable and appropriate conditions have been attached to the end of this report.

The scheme is considered to be in accordance with the guidance contained within saved policies of the Unitary Development Plan for the City of Manchester 1995 and the Core Strategy Development Plan Document 2012.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

A revised but undated 'Design and Access Statement'.

(b) Drawing entitled 'Detailed Plan of Proposed Changes to the Garden Layout for The Mount, M23 OPD' dated December 2021 and identified as 'Version 2'.

(c) Drawing entitled 'Proposed Layout Plans for The Mount, M23 OPD' dated December 2021 and identified as 'Version 2'.

(d) Drawing entitled 'Proposed Elevation Plans with Outhouse positions for The Mount, M23 OPD' dated March 2021 and identified as 'Version 1'.

(e) Undated document entitled 'Fireplace opening method statement'

(f) A document with an electronic file name of 'Joinery Survey'.

(g) Undated document entitled 'Lime Pointing Method Statement'.

(h) Drawing entitled '3D Profiles for Proposed Staircase in relation to 1st and 2nd floor' dated February 22 and identified as 'Version 1'.

(i) Drawing entitled 'Elevation Profiles for Proposed Staircase' dated February 22 and identified as 'Version 1'.

(j) Drawing entitled 'Elevation Drawings showing Fixing details for Proposed

(k) Drawing entitled 'Detailed Plan of Proposed Changes to the Garden Layout for The Mount, M23 OPD' dated December 2021 and identified as 'Version 2'.

(l) Drawing entitled 'Proposed Layout Plans for The Mount, M23 OPD' dated December 2021 and identified as 'Version 2'.

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(r) Drawing entitled 'Elevation Profiles for Proposed Staircase' dated February 22 and identified as 'Version 1'.

(s) Drawing entitled 'Elevation Drawings showing Fixing details for Proposed

Received by the City Council as Local Planning Authority, on the 4th and 13th February 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The following details shall be carried out in accordance with the following documents and drawings:

a) Skirting Boards

- The skirting boards shall undertaken in accordance with the details set out under the heading "Skirting Boards" in the revised Design and Access Statement

b) Architraves

- Architraves shall undertaken in accordance with the details set out under the heading "Architraves" in the revised Design and Access Statement

c) 'Boiler Replacement' and 'Utility Room Installation'

'Boiler Replacement' and 'Utility Room Installation' shall be undertaken in accordance with the details set out under the heading "Boiler Replacement" and 'Utility Room Installation' in the revised Design and Access Statement

d) Kitchen Replacement shall be undertaken in accordance with the details set out under the heading "Kitchen Replacement" in the revised Design and Access Statement

e) The 'Sash Window Replacement' shall be undertaken in accordance with the details set out in the revised Design and Access Statement and 'Additional Window Information including drawings window 1-6 details, window 7 details and window 8-12 details.

f) 'Satellite Dishes, Aerials & External Fittings'

Satellite Dishes, Aerials & External Fittings shall be undertaken in accordance with the details set out in the revised Design and Access Statement

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above, prior to any relocation/installation of the internal staircase, full details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority: Timber Species to be used in the works, joinery methods to be employed on the build together with the following information:

- (a) The design to be used for the banister spindles.
- (b) The amount the stair treads would project beyond the side of the stair structure and beyond the face of the supporting riser.
- (c) Details of the side of the stair structure.

The development shall be carried out in accordance with the agreed details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Prior to the installation of the kitchen door and external door, details regarding the location and doorway dimensions shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Prior to the removal of the partition wall and door in the downstairs flat 1, a detailed specification/methodology for making good the retained adjacent built fabric shall be submitted to approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Prior to installation of the new wall between the utility and hallway as shown on the proposed floor plans, details of the design together with any new door/architrave and skirting boards shall be submitted to approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Detailed design and materials of the boiler flue shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Prior to the installation of the new fireplaces, detailed design and drawings of the surround and size of opening shall be submitted to the City Council as Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this

building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

10) The approach for the repointing shall be carried out in accordance with the section 'Brickwork Repair & Repointing' in the revised D&AS and to a separate document entitled 'Lime Pointing Method Statement'. A sample patch shall be made available on site prior to any reporting works being undertaken. Should the sample patch be acceptable, the development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

12 Hallas Grove, Manchester, M23 0GZ
11 Hallas Grove, Manchester, M23 0GZ
25 Hallas Grove, Manchester, M23 0GZ
10 Hallas Grove, Manchester, M23 0GZ
130 Wythenshawe Road, Manchester, M23 0PD
North Lodge, Wythenshawe Park, 141 Wythenshawe Road, Manchester, M23 0PB
19 Hallas Grove, Manchester, M23 0GZ
13 Hallas Grove, Manchester, M23 0GZ
Flat 2, The Mount, Wythenshawe Road, Manchester, M23 0PD
23 Hallas Grove, Manchester, M23 0GZ
21 Hallas Grove, Manchester, M23 0GZ
17 Hallas Grove, Manchester, M23 0GZ
15 Hallas Grove, Manchester, M23 0GZ
Flat 1, The Mount, Wythenshawe Road, Manchester, M23 0PD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH