MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	130681/LO/2021
Date registered valid:	9 June 2021
Proposal:	Listed Building Consent for elevational alterations to dwellinghouse including replacement of rear window with French doors in association with internal alterations, creation of new access inside boundary wall and associated soft landscaping.
Address:	11 The Grove, Manchester, M20 2RG
Ward(s):	Didsbury East Ward
Applicant:	Aashish Velkar 11 The Grove, Manchester, M20 2RG
Agent (if any):	Mr Curtis Martyn EOHMA Limited 16 Beever Street, Manchester, M16 9JR
Case officer:	Linda Marciniak Tel: 0161 234 4636 Email: linda.marciniak@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 17 January 2021



Application details

Type of application: Listed Building Consent
Development type: Listed building alteration
Date of site visit: 26 July 2021
Standard consultations: Printed: 14 July 2021 Expired: 4 August 2021
Neighbour notifications: Printed: 14 July 2021 Expired: 4 August 2021
Site notice: Posted: 23 July 2021 Expired: 13 August 2021
Press advert: Published: 20 July 2021 Expired: 10 August 2021
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Grade II (06.06.1994)
Conservation area: Didsbury St James Conservation Area 1970
Tree Preservation Order: --

Description of site/building

The application site is a 2-storey red-brown brick semi-detached Victorian (1870) dwelling situated on the north-eastern side of The Grove, north of Wilmslow Road in the Didsbury St. James conservation area. The property is one of 9 in The Grove, all of which are listed Grade II. In common with others in The Grove, No.11 has ornamental half-timbering to the front gable and under the ground floor triangular bay window and pronounced stone lintels which are white painted. The pitched roof is covered in slate which is carried through to the ground floor front bay window.

There is a single storey rear extension which runs to the side boundary with a door and window into a small paved courtyard garden. There is no planning history for this extension which appears on drawings submitted in 2007 for a 6-pane side window on the eastern elevation which is the subject of this application (Ref: 083967). Archived Building Control records however show that this extension was granted consent prior to the listed building designation in June 1994.



Another single pane window sits alongside for which there is also no planning history. This also appears in the drawings from the 2007 application.

Externally, the corner property has a small front garden with access via a wrought iron side gate into the courtyard garden. The courtyard garden is bounded by a 1.75-metre high brick wall which runs parallel to a 1-metre wide gravel maintenance strip which was created following development of the MMU campus immediately east and north. The strip of land runs along the northern and eastern boundaries of the site and extends south to Wilmslow Road where access is managed by a keypad-controlled security gate. The window which is the subject of this application overlooks the maintenance strip which is laid to gravel but overgrown and littered.

This land has recently been transferred to the owners by developer agreement on the eastern side of The Grove whose properties share its boundary. Residents are seeking to incorporate this land into their curtilage with shared rights of access over each plot for maintenance purposes.

Description of area
The site is within a mainly residential area on the northern side of Wilmslow Road comprising Victorian properties in The Grove and at 807 and 809 Wilmslow Road, modern residential at the former MMU campus to the north and east and inter-war semi's north and east of Didsbury Park.

South of The Grove is Fletcher Moss Park with the listed The Didsbury Public House, Parsonage Gardens and two further public house/restaurant land uses to the south west.

Description of development
Elevational alterations to dwellinghouse including replacement of rear window with French doors in association with internal alterations, creation of new access inside boundary wall and associated soft landscaping.

The application was amended following further investigation into the historic background of the building and past interventions.

Consultations & Notification Responses
Neighbour notifications – One comment supporting the application.
Didsbury Civic Society – No comments received.
UDC team – Commented on the application – see notes on file.

Issues
National Planning Policy Framework (2021)
The revised NPPF continues to place emphasis on the three strands of sustainable development encompassing a social, environmental and economic role. Chapter 16 (paragraphs 184-202) of the NPPF sets out the government's priorities for conserving and enhancing the historic environment. In relation to decision-making, paragraph 192 of the Framework requires local planning authorities to assess applications taking account of the following:
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.

It is considered that the proposed works within this application would meet this government objective.

Unitary Development Plan
DC1 – Residential Extensions
DC18.1 – Conservation Areas
DC19.1 – Listed Buildings

Manchester Core Strategy
EN3 – Heritage
DM1 – Development Management
SP1 – Spatial Principles

Impact on the Listed building
The proposal as amended is considered to have an acceptable impact on the Listed building.

The proposed French doors in the eastern elevation will replace a non-original window which received approval in 2007. These will give access to the newly acquired maintenance strip

which is proposed to be landscaped as set out below and is associated with the replacement of the kitchen which is a modern addition to the building. The kitchen proposes an extraction grille. A new front door will replace a non-original copy which lacks some fine details and, externally, landscaping and new gates are proposed to secure the site.

A conservation-led approach does not preclude alterations to Listed buildings, provided that the integrity of the building is not harmed. The listing description refers to the architectural style of the building and its group value with the other properties in The Grove.

French Doors

Amendments in this application have led to a more authentically researched pair of French doors (each 1.5m W x 2.1m H) which are timber framed, half-glazed with lower stop chamfer mouldings. They are designed to match the original door at No.13 and include the thinnest possible low energy tempered double glazing to match the original glazing profile across the building whilst offering security, similar refractive properties and thermal efficiency. A 3-course painted precast lintel over is proposed to match the existing front and side elevations as are the proposed steps which will match the existing stone finish at front of building. These are all features within either the original building or match originals on the adjoining property. As such, they represent an acceptable, conservation-led approach to alterations which will have a neutral to positive impact on the listed building.

Extractor Grille

An existing opening for an extractor grille in the rear wall is to be re-used and finished in a decorative air brick to this elevation in a design to match the existing facing brick fabric. Details are required to be submitted as set out in the condition below.

Brick Removal

Bricks below the window will be removed by hand, cleaned and re-used to infill around the new door opening and elsewhere on the boundary walls where general repair and maintenance is required.

North Boundary Wall

A new structural opening is proposed in the north boundary wall. This also opens onto the maintenance strip which runs along this elevation and is proposed to be landscaped. It will give access to the newly acquired land directly from the enclosed courtyard garden on this elevation which at present can only be accessed via the front door and side gate. There are no concerns that this will give rise to any loss of legibility.

Both new openings will improve circulation between the property and permit informal surveillance of the acquired maintenance strip, to the benefit of the overall security of the site which is poorly overlooked on the north and eastern elevations.

Side Gate

The existing wrought iron side gate and front door are also proposed to be replaced. None of these are original and replacements are proposed which reference local historically accurate examples which survive (eg: the adjacent dwelling at No.13). As these are non-original, their replacement will not result in any loss of fabric in the conservation area. Details of the gates are required to be submitted for final approval. Although access will be permitted for maintenance

along the landscaped strip, the applicant wishes to secure and define ownership of his curtilage by a pair of inward opening gates between his land and that of No.13 immediately south.

Landscaping

Landscaping of the maintenance strip and courtyard garden comprises a combination of re-used stone flags and reclaimed brick raised planters which are non-permanent features. Much of the original surface treatments in the former yard area have been lost when the extension was built but some stone flags are in evidence. Works in this area in the revised landscape proposal make use of raised planters which sit on the surface to provide a non-permanent landscaped treatment which retains the original fabric underneath. The raised planters are proposed to be constructed of the left-over bricks from the works to the wall and window to create a 3-course border bonded with a natural hydraulic lime mortar and lined with a waterproof membrane.

Along the northern section of the maintenance strip, a simple flagged treatment with impermeable membrane to control weed growth is proposed, whereas along the wider eastern section, this surface treatment will be softened with light coloured stone pebbles and a permeable surface to assist sustainable drainage. The flagged and pebble area will be softened with low level planting to create a small garden area on this elevation.

Kitchen alterations

It is unclear if the kitchen had or required LBC. Assuming the kitchen extension was in place by the time of listing, the listing designation covers anything attached to the listed building of any age. The removal of the existing kitchen fittings would require LBC although, as they are modern fittings, they would have little intrinsic heritage significance and their removal is unlikely to be an issue. Similarly, new internal fittings would require LBC as they will affect the character of the building and details are required. It is suggested that any future fitted kitchen furniture should be on legs rather than down to the ground so that they are seen as separate features within, rather than defining, the space.

Front Door

Following careful investigation, a replacement for the front door is proposed. The existing door has been inspected by a heritage joiner and has been found to be non-original. A like for like replacement is therefore proposed to be made based on the original front door at the adjoining property, No.13, which includes the chamfered base rail. Details of the replacement door are required to be submitted including the means by which the door will be fitted into the original frame to prevent the loss of original timber fabric.

Conclusion

The French doors, landscaped strip associated with No.13 and courtyard garden planting are not visible from Wilmslow Road and so will have no appreciable impact on the conservation area. However, given the proposal is to invest in the property through a programme of improved circulation between internal and external areas and landscape an unkempt maintenance strip, these all contribute towards enhancing the appearance of the dwelling in the conservation area, which is a key theme in national and local conservation area policy.

For the above reasons, the proposed works are considered to have acceptable impacts on residential and visual amenity including the appearance of the conservation area, in accordance with saved UDP policy DC18.1 and DC1, together with Core Strategy policies EN3, SP1 and DM1, and Chapter 16 of the NPPF.

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 polices 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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The window that is the subject of replacement with French doors is non-original having received planning approval in 2007.

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 received on the 2nd of December 2021 or as stated:

Application Form received on the 9th of June 2021
Drawing - Ref: 001 Location Plan
Drawing - Ref: 002 Existing & Proposed Site Plans
Drawing - Ref: 003 Existing Plans, Elevations and Sections
Drawing - Ref: 004 Proposed External Works
Drawing - Ref: 005 Proposed Internal Works
Drawing - Ref: 006 Existing & Proposed Elevations
Drawing - Ref: 008 Proposed Soft Landscape
Design & Access Statement - Ref: 1938/MOR, prepared by Eohma Limited, dated June 2021
Heritage Joiner Report and Kitchen Designer Plans received on the 2nd December 2021
Kitchen Designer Plans received on the 2nd December 2021

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The external elevations of the development hereby approved shall be built in accordance with the materials specified in the Application Form and on the approved drawings numbered: 004, 008 and 005 and in the Heritage Statement noted in 2) above.

Reason - In the interests of the character and appearance of the building, and visual amenity of the site, pursuant to policies EN3, DM1 and SP1 of Manchester's Core Strategy and saved UDP policies DC18.1 and DC19.1.

4) Prior to the installation of the proposed replacement front door, side gate and maintenance strip gates, including any frames and gate locks, full details of these together with the arrangements to retain access across the maintenance strip for neighbouring occupiers, 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 and retain access at all times thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, SP1 and DM1 of the Core Strategy.

5) Prior to commencement of elevational building works, a methodology for the works below shall be submitted to and approved in writing by the City Council as Local Planning Authority:

i) The careful removal of existing bricks by hand-held, non-mechanical means.
ii) The treatment of finishing the returns to the sides of the new door openings which shall only be formed using a proper facing brick surface and shall not include the cutting through of existing bricks.
iii) A detailed specification for works involving the use of mortar should confirm that any new mortar would match the existing original in terms of composition (by chemical analysis), colour, texture and finished, work appearance.

Reason - In the interests of the character and appearance of the building, and visual amenity of the site, pursuant to policies EN3, DM1 and SP1 of Manchester's Core Strategy and saved UDP policies DC18.1 and DC19.1.

6) Prior to installation, the size and detailed design of the proposed masonry grille serving the kitchen and the details of fixing the grille in situ, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The grille shall be implemented in accordance with the approved details.

Reason - In the interests of the character and appearance of the building, and visual amenity of the site, pursuant to policies EN3, DM1 and SP1 of Manchester's Core Strategy and saved UDP policies DC18.1 and DC19.1.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Didsbury Civic Society

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
Conservation Area - Didsbury St James Conservation Area 1970
Area Team Boundary - Name: SOUTH