

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128748/LO/2020

Date registered valid: 10 May 2021

Proposal: Listed building consent for elevational alterations and internal layout changes in connection with the change of use of existing office building to form 6no. self-contained flats

Address: 2 Swinbourne Grove, Manchester, M20 4PP

Ward(s): Withington Ward

Applicant: Teratt Ltd (Mr. H. Dhaliwal) Dhaliwal, 2 Swinbourne Grove, Manchester , M20 4PP

Agent (if any): Dr Ghassan Kamha, Ghassan Kamha and Parnterns, 5 Mauldeth Road West , M20 3WB

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 01.02.2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 07.06.2021

Standard consultations:

Printed: 17 May 2021 Expired: 7 June 2021

Neighbour notifications

Printed: 17 May 2021 Expired: 7 June 2021

Site notice

Posted: 27 May 2021 Expired: 17 June 2021

Press advert

Published: 25 May 2021 Expired: 15 June 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Withington Conservation Area 1983

Tree Preservation Order: No specific TPOs on site

Description of area

The site is located at the northern end of Withington District Centre and is within the Withington Conservation Area with the rear of the adjacent site forming the CA boundary in this location.

The area to the east and south is predominantly residential in nature with Care home accommodation to the south with modern two storey residential properties on Swinbourne Grove with larger Victorian 2/3 storey semi-detached properties further to the south. Withington District Centre is made up of Victorian commercial properties in a variety of uses accommodated in two, three and four storey buildings, located either side of Wilmslow Road a major arterial road which narrows as it passes through the district centre. This relationship gives a constrained busy feeling to the centre. The centre accommodates a number of historic buildings some of these are listed including the Former White Lion pub located at the southern end of the district centre. Due to the constraints of the centre there has been limited infill developments over the last 10 years including the former Cine City site and the plot of land on the opposite side of Wilmslow road.

The scale of the area varies between 1-4 storeys. The Methodist church is the tallest building in the conservation area. The streets perpendicular to Wilmslow Road contain tall Victorian properties that are typically 4 storeys in height.

The description of Withington Conservation Area is as follows:

The village centre of Withington is characterised by buildings with shops on the ground floor and one or two storeys of storage or offices above. Some are single storey and the average height is around two or three storeys.

The Withington Ale House (former White Lion), on the corner of Wilmslow Road and Burton Road, is the most striking building, on account of its clock tower, and it thus forms a focus at the southern end of the village. It is a mixed Gothic-style building, built in 1881 of brick with stone dressings. The forecourt is separated from the highway by railings supported on stone piers. The original railings have been replaced by plain steel horizontal poles, but the piers remain.

The Church of St Paul stands back from Wilmslow Road and has a tall, square tower with large pinnacles forming small spires. It is built of red brick, in simplified Norman style, and dates from 1841.

Nearby is the Withington Forge, built of brick in 1881, a symmetrical building with a large central coach-and-horse entrance, and accommodation on either side. The floor above would have been the blacksmith's residence.

The earliest surviving building in the conservation area is the Red Lion Inn on Wilmslow Road, lying to the south of the junction with Palatine Road and on the corner of Marriott Street. It dates from the 17th century, but with many later additions, and of particular interest are the horizontal sliding-sash windows.

At the northern end of the village, the National Westminster Bank is a stone building with much decoration, including a finely carved frieze and balustrade parapet wall at roof level. It was originally built as the Manchester and County Bank Ltd in the 19th century, as inscribed in the stone carving over the entrance. Adjoining the bank is the Methodist Church, a stone building in Gothic style.

At the northern extremity of the conservation area is the Withington Public Library, opened in 1927 and admirably constructed of stone to suit its corner site. St Cuthbert's Church on Palatine Road was built in 1881 of red brick and terra cotta, with much moulded decoration around the rose windows on the gables.

The Conservation area also includes residential property, such as the Victorian terrace on Tatton View, situated off Tatton Grove at the south end of the designated area. There are also some large Victorian houses on Parsonage Road and Palatine Road, some of which have been converted to offices.

The application site forms part of the former NatWest Bank in Withington, located on the corner of Wilmslow Road and Swinbourne Grove, within the Withington conservation area approximately 4 miles south of Manchester City Centre. The area is predominantly Victorian in character, of small to medium scale, with later development and alterations, particularly at shop front level along Wilmslow Road.

The former bank building is a Grade II listed building to the front of the site on Wilmslow Road. The bank is single storey; however, it has high ceilings internally, as well as an existing basement. The application property is connected to the bank and is a three storey Victorian property, previously used as offices for the bank. This property is listed by virtue of it being within the curtilage of the listed building and that it is a building that was built prior to 1948.

To the rear of the site is the recent redevelopment of a former vacant area previously used for car parking associated with the bank buildings. Withington Methodist church is adjacent to the

site and has windows which face onto the vacant element of the site. This land has been redeveloped to form 12 new apartments, providing frontage to Swinbourne Grove originally approved under consent reference 123981/FO/2019, this development is largely complete. Also under this planning approval the application property was to be retained as offices whilst the former bank building was to be converted to form a A3/A4 restaurant/bar.



Front of the application property prior to works commencing on the adjacent land

Description of listed building

The former National Westminster Bank fronting Wilmslow Road has a symmetrical decorative Jacobean style with 3 windows situated each side of a central basket-arched doorway under an elaborate porch. The building was designed by local architects Mills and Murgatroyd. On the 1893 OS Map, both the principal bank building and the secondary property are marked as the Bank, implying that both buildings were intended to serve or support banking functions from early in its history. Further mapping indicates small changes in the use of the different areas on site, but with a consistent banking use. It also appears that the plot behind has been generally empty, perhaps with use as a school yard in the late 19th century. The bank closed on 12th August, 2015 and has since been vacant.

The application building, previously used as offices, is a three storey Victorian red brick property with bay windows and a pitched porch, with a pitched gable on the right-hand side making an asymmetrical frontage. The double bay window and the dormer window both appear to be either original, or alterations that were made early in the building's history, with very little on the exterior changing since. The external envelope of the building is constructed from red bricks with a slate covered pitched roof and traditional sash windows (still in good condition); some small windows have been replaced recently with contemporary windows (to the side and rear), and one dormer window at the front elevation.

The internal consists of good-sized hallway with a large staircase, attractive wooden front door with 2 small, glazed windows. Feature ornamented covings around the lobby/hallway, all the way to the second floor. Large sized rooms with ceiling heights between 3.00m and 3.3m. The entrance from Swinbourne Grove pavement consists of a 0.9m high brick wall boundary with stone flag copings and two small stone pillars 1.2m high.

The land between the boundary wall and the front elevation has been raised in the past by approximately 300mm from the original level and surfaced with stone paving slabs. It is understood that the basement windows were blocked up by the former bank for security reasons.

Mapping shows that the vacant site at the rear was empty in 1848, but the immediate context had been significantly developed by 1889, including the building of the Bank and associated building. This reflects the area's largely rural existence until the rapid expansion associated with the Industrial Revolution, particularly focussed in Manchester.

Description of development

The application proposals are for the change of use of existing office building to form 6 no. self-contained flats together with associated elevational alterations and installation of bin and cycle store. The submitted information indicates that the property has been vacant for 7 years with little maintenance having been undertaken during that time. The proposals would therefore bring back into productive and long term use a designated heritage asset which could deteriorate further without intervention. The proposals seek to re-use the existing building and its basement for residential accommodation across the basement, ground, first and second floors with no proposals to extend or significantly alter the external appearance of the property, other than the requirement for external storage areas for refuse bins and secure bicycle store. Amendments have been made to the application following its original submission for further details of proposed new window openings, methods of ensuring the basement can be used for residential purposes without damaging the historic fabric of the building.

Relevant Planning History

034096 - LISTED BUILDING CONSENT Internal and external refurbishment including a single storey extension rear of bank to provide additional office accommodation - Approved 24.01.1991

034097 - Single storey extension at rear of existing bank to provide additional office accommodation Approved 09.11.1989

064380/FO/SOUTH1/02 - Internal alteration, installation of lights on building, stone cleaning and lamp standard in car park – Approved 24.04.2002

064381/LO/SOUTH1/02 - LISTED BUILDING CONSENT Erection of a 5 metre high lamp standard adjacent to car park entrance on Swinbourne Road – Approved 23.04.2002

124396/LO/2019 - Listed Building consent for internal alterations to former banking hall building associated with the change of use of the building to A3/A4 restaurant bar . Approved 23.12.2019

123981/FO/2019 - Erection of a 4 storey block of 13 no. apartments with associated car parking and change of use of vacant former banking hall to A3/A4 restaurant/bar with associated elevational alterations – Approved 23.12.2019

125929/JO/2020 - Application to vary condition no. 2 attached to planning permission 123981/FO/2019 to allow changes to car parking layout and erection of an electrical sub station along with elevational alterations. Approved 19.05.2020

Consultations & Notification Responses

The application was subject to site notice and advertisement in the Manchester Evening News. No responses were received.

MCC Highway Services - It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

MCC Environmental Health - Recommend conditions be attached to any approval relating to: construction management, acoustic insulation, and noise from any external equipment.

They note that a relaxation of relevant standards for internal noise criteria but the decision whether a development is necessary or desirable would be made by planners.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Manchester Core Strategy

The adopted Core Strategy contains a number of planning policies relevant to the consideration of the application proposals. These are set out below:

Policy EN1 - Design Principles and Strategic Character Areas

Developments in Manchester are expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. The application site is located in the southern character area where development is expected to retain the identity and focus of activity associated with the historic district centres and along the radial routes should be commensurate in scale with the prominence of its location.

The application proposals re-use a designated heritage asset and bring it back into productive use.

EN3 - Heritage

Developments that complement and take advantage of the distinct historic and heritage features of its districts and neighbourhoods will be encouraged. New developments must be designed to support the Council in preserving or where possible enhancing the historic environment.

The applicant has prepared a heritage statement in support of the application which provides an assessment of the historic background and significance of the building on the site. This matter is discussed in more detail within the issues section of this report.

Policy DM1 - Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

Appropriate siting, layout, scale, form, massing, materials and detail.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Adequacy of internal accommodation and external amenity space.

Refuse storage and collection.

Vehicular access and car parking.

Effects relating to biodiversity, landscape, archaeological or built heritage.

Green Infrastructure including open space, both public and private.

The use of alternatives to peat-based products in landscaping/gardens within development schemes.

Flood risk and drainage.

Existing or proposed hazardous installations.

Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:

Year 2010 - Code Level 3;

Year 2013 - Code Level 4;

Year 2016 - Code Level 6; and

(b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

Policy DC18, Conservation Areas - Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

a. the relationship of new structures to neighbouring buildings and spaces;

b. the effect of major changes to the appearance of existing buildings;

c. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

d. the effect of signs and advertisements;

- e. any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Policy DC19, Listed Buildings - Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Saved policy DC26, Development and Noise, states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise. Conditions will be used to control the impacts of developments. The proposal has been designed to minimise the impact from noise sources.

It is considered that the proposal is consistent with the policies contained within the UDP

The National Planning Policy Framework (July 2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

The NPPF states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or

- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Section 16 (Conserving and enhancing the historic environment) states that in determining planning applications, local planning authorities should take account of:

- 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 stated that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

The application is both within a conservation area and affects a listed building. The application is supported by a proportionate heritage statement which considered the impacts on the

designated heritage assets. These matters are considered in more detail in the issues section of this report.

Legislative Requirements

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of the power to determine planning applications for any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle - The application site contains the existing former bank office and is located within a sustainable location characterised by a range of types and sizes of residential and commercial properties. The principle of the re-use of a listed building for residential accommodation is considered to be acceptable subject to detailed consideration of the matters set out in the remainder of this report.

Design - The proposals include a light touch refurbishment and conversion of the listed building to allow for its change of use. Conditions are required to be attached to the listed building consent associated with this change of use for further details of this refurbishment. There are a number of new windows proposed in association with the conversion these have been amended since first submission to be of a more appropriate size and finish and to minimise the impact on the fabric of the buildings together with conservation style roof lights in lieu of more harmful interventions such as additional dormers.

Heritage - The site is located both within the Withington Conservation Area and has a close relationship both to the former bank building located to the front and attached to the application building. The consideration of the application proposals in relation to these designated heritage assets is required in order to understand the impacts of the proposals, the proposals are accompanied by a proportionate heritage assessment which identifies the relative significance of the listed.

The proposed works are predominantly limited to the internal arrangements associated with the proposed conversion albeit some external changes are required, the works proposed include the following:

- Works to the basement including additional removal of floor level to achieve acceptable room heights and including tanking works to waterproof the basement;
- Installation of extraction grills for kitchen and bathrooms
- Retention of decorative coving and ceiling roses
- Installation of roof light conservation type windows
- Retention of stone table and store within the basement
- Installation of two basement windows to the front elevation
- Installation of new ceiling to provide acoustic and fire protection
- Retention of all original doors and architraves
- Retention and repair of all existing sash windows
- Replacement timber framed sash windows
- Installation of secondary glazing
- Creation of new entrance opening in boundary wall and reuse of coping stones and pillars

The heritage statement accompanying the application indicates that the works to facilitate the proposed change of use and alterations required to support that use would have a less than

substantial harm on the significance of the heritage asset and the Withington Conservation Area, or any designated or non-designated heritage assets in the vicinity.

As a result of the re-arrangement and provision of bin and cycle stores to service the building it is proposed to make amendments to the boundary wall to make it more centrally located to line up with the front entrance and provide the space for the detached bin and cycle store.

Subject to the imposition of relevant conditions relating to the submission of and approval of method statements for the works associated with the conversion it is considered that the proposals would have a less than substantial harm on the designated heritage asset. In this instance the public benefit arising from the provision of additional residential accommodation and the re-use of the heritage asset located in a sustainable location outweighs the harm to the setting of the listed building.

Impact on the Withington Conservation Area - The refurbishment and re-use of the listed building is considered to have a positive impact on the conservation area. Occupation and use of the building would enable the long-term retention and upkeep of the designated heritage asset.

Whilst the provision of bin store and cycle parking to the front of the building would give rise to some impact on the setting of the listed building the need for such facilities to enable the effective reuse of the building is considered to outweigh any harm arising from their siting.

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

The application has been determined in a positive and proactive manner, issues that have arisen have been discussed with the applicant's agent and amended details provided. Appropriately worded conditions have been proposed.

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:

'Existing Ground Floor Dwg. No 2'; 'Existing basement Dwg. No 3'; 'Existing First Floor Dwg. No 4'; 'Proposed basement dwg. No. 10'; 'Proposed ground floor dwg. No 9'; 'Proposed first floor dwg. No 11'; 'Proposed second floor dwg. No 12'; 'Proposed front elevation dwg. No 13'; 'Proposed rear elevation dwg. No. 14'; 'Proposed cross section dwg. No 17'; 'Proposed side elevation dwg. No 15'; 'Proposed Fence elevation dwg. No 19'; 'Proposed site plan dwg. No 21'; 'Details Dwg. No 20'; 'Details Dwg. No. 21'; 'Details Dwg No. 22' All as received on the 4th December 2021

P2121 - 62 - 002 Rev P1 as received by the City Council on the 4th September 2021

Air Quality Assessment ref AQ109929 prepared by Ensaf as received on the 15th February 2021

Noise Assessment Report ref RSA285/2019 prepared by RS Acoustic Engineering as received on the 17th March 2021

2 Swinbourne Grove, Manchester - BS5837:2012 Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement as received on the 22nd April 2021

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) No works, including repair to existing windows and any glazing, shall commence until full details of the work has been submitted to and approved in writing by the City Council as local planning authority. Such works should not include for the removal or replacement of any original windows unless otherwise approved in writing by the City Council as local planning authority and any such proposal shall be accompanied by a full justification for such works, including a structural survey, details of why repair and refurbishment of such windows is not viable and details, including materials and cross sections, of any proposed replacement windows. The works 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 in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) No works (including the removal of any building fabric either internally or externally) to install and insert new window openings or extraction grilles into the building hereby approved shall commence until details of the required work together with detailed design, method statement and samples of the windows, all materials and grilles to be installed together with method for making good the building fabric, have been submitted to and approved in writing by the City Council as local planning authority. The works to install new window openings and extraction grilles will be subsequently undertaken 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 in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) Prior to the installation of any system of secondary glazing the full detailed designs of the system 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 in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Prior to the commencement of development, a method statement for the removal of the floor of the basement together with the installation of a system of waterproofing the basement shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include relevant details to confirm that the proposed method of excavation will not impact on the fabric and structural integrity of the building by an appropriately qualified individual. The development shall be subsequently undertaken in accordance with the agreed details.

Reason - 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 in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Prior to the commencement of development, a method statement for the works to the front boundary wall together with details of the reinstatement of the stone pillars including mortar type and colour shall be submitted 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 in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
South Neighbourhood Team
Greater Manchester Police

7 Swinbourne Grove, Manchester, M20 4PP

5 Swinbourne Grove, Manchester, M20 4PP

Withington Contact Centre, Withington Methodist Church, 439 Wilmslow Road, Manchester, M20 4AN

Assist Care, Withington Methodist Church, 439 Wilmslow Road, Manchester, M20 4AN

Withington Methodist Church, 439 Wilmslow Road, Manchester, M20 4AN

437 Wilmslow Road, Manchester, M20 4AN

435 Wilmslow Road, Manchester, M20 4AF

3 Swinbourne Grove, Manchester, M20 4PP

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 - Withington Conservation Area 1983

Area Team Boundary - Name: SOUTH