

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131303/LO/2021

Date registered valid: 21 September 2021

Proposal: Listed building consent for repair of entry pillars

Address: The Sedge Lynn, 21A Manchester Road, Chorlton, Manchester, M21 9PN

Ward(s): Chorlton Ward

Applicant: Mr Billy Kelly, JD Wetherspoon Ltd, Wetherspoon House, Reed Crescent, Watford, WD24 3QL

Agent (if any): Harrison Ince, Harrison Ince Architects Ltd, Sunhouse, 2-4 Little Peter Street, Knott Mill, Manchester, M15 4PS

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

Recommendation: Approve

Date of recommendation: 15 November 2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 28 September 2021

Standard consultations:

Printed: 27 September 2021 Expired: 18 October 2021

Neighbour notifications

Printed: 27 September 2021 Expired: 18 October 2021

Site notice

Posted: 28 September 2021 Expired: 19 October 2021

Press advert

Published: 5 October 2021 Expired: 26 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a former billiards hall that is current in use as a public house located on Manchester Road within Chorlton District Centre.



Photograph 1 The Sedge Lynn Entrance as seen from Manchester Road.

Listed building: Grade II

Conservation area: No

Tree Preservation Order: No

Description of area

The site is located within the Chorlton ward of the City, a residential suburb to the south west of the City Centre, and is within the Chorlton District Shopping Centre. At this point the commercial uses within the centre are becoming more fragmented located mostly on Manchester Road.

Description of development

The applicant is seeking listed building consent for repair of entry pillars.

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.

Heritage Significance

The application site relates to a Former Temperance Billiard Hall built in 1907, with minor late-20th Century alterations. The grade II listed building was built by Norman Evans, the company architect for the Temperance Billiard Hall Company of Pendleton. The building is a Red brick and terracotta, with a lead sheet covered roof Rectangular-plan, open sports hall beneath barrel-vaulted roof carried on curved composite timber roof trusses.



Photograph 2 Chorlton-cum-Hardy, Manchester Road, west side. Temperance Billiard Hall, adjoining Gaumont Cinema 1958
(source: Manchester City Council Local Image Collection)

<https://images.manchester.gov.uk/Display.php?irn=16424&QueryPage=index.php&session=pass&QueryName=BasicQuery&QueryPage=%2Findex.php%3Fsession%3Dpass&Restriction=&StartAt=1&Anywhere=SummaryData%7CAdmWebMetadata&QueryTerms=temperance+hall&QueryOption=Anywhere>

Impact

The applicant has provided a design and access statement and a structural report which examines current condition and the proposed repair works.

The structural report identified the following defects;

Main Entrance Balcony

1. Extensive damage and timber rot to the base of the timber column located to the right of the main entrance door (images 1,2,3 and 4)
2. Minor damage and timber rot to the base of the timber column located to the right of the side entrance door on the pavilion (6)
3. Minor damage from corrosion to the cast iron gutter at eaves level over the main entrance door (1).

Timber Columns

1. Column to RHS of main – The timber footing that sits on the concrete plinth was extensively damaged due to timber rot, which under half of the timber footing remaining intact. A section measuring approximately 300mm in height at the base of the column

above the footing was also rotten, around the full circumference of the column base (2,3,4)

2. Column to RHS of side door – Minor damage from rot to the base of the column. Protective paintwork had peeled from the timber footing which revealed cracking (6).

Eaves over Main Door

1. A hole was present in section of the timber casing to the gutter over the main entrance door (1).



(1)



(2)



(3)



(4)

Photograph 3 Photograph Montage of the damage (1)



(5)



(6)

Photograph 4 Photograph Montage of the damage (2)

The works to repair the damage identified above are minor in their scope, as such, a series of conditions are recommended which ensure that the details are satisfactory.

The proposal would 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 the continued use of the building and its contribution to the street scene.

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, no negotiations were necessary but 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:

AS01 received by the City Council as Local Planning Authority, on the 10.08.2021

Design and Access Statement PN1090-08 August 2021 received by the City Council as Local Planning Authority, on the 10.08.2021

Structural Inspection Report received by the City Council as Local Planning Authority, on the 21.09.2021

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) Notwithstanding the details as set out in condition 2 above, prior to any paint and timber removal on the entry pillars, final details of the paint (colour) together with a photograph to show the extent of paint and timber removal shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented 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.

4) Notwithstanding the details as set out in condition 2 above, prior to any repairs or replacement of rainwater goods takes place, full details of the proposed replacement works, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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) A comprehensive photographic record shall be kept of any history fabric exposed during the refurbishment of the building (internally and externally) including all areas where physical changes are proposed, and shall be submitted to and approved in writing by the City Council as local planning authority upon completion of the development.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Notwithstanding the details as set out in condition 2 above, prior to any repairs to the entry pillars, full details of timber species, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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) Notwithstanding the details as set out in condition 2 above, prior to any work, detailed technical sheets of the proposed products to be used, 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.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Chorlton Voice

42 Manchester Road, Chorlton, Manchester, M21 9PH
BAQUS FLETCHER MCNEILL, 44 - 46 Manchester Road, Chorlton, Manchester, M21 9PH
Funeral Parlour Junction Nicholas Road, Manchester Road, Chorlton, Manchester, M21 9PN
38A Manchester Road, Chorlton, Manchester, M21 9PH
Village Dry Cleaners, 38 Manchester Road, Chorlton, Manchester, M21 9PH
Flat 3, 40 Manchester Road, Chorlton, Manchester, M21 9PH
Flat 6, 40 Manchester Road, Chorlton, Manchester, M21 9PH
Flat 2, 40 Manchester Road, Chorlton, Manchester, M21 9PH
36 Manchester Road, Chorlton, Manchester, M21 9PH
2 Nicolas Road, Manchester, M21 9LQ
Flat 7, 40 Manchester Road, Chorlton, Manchester, M21 9PH
Flat 4, 40 Manchester Road, Chorlton, Manchester, M21 9PH
Flat 5, 40 Manchester Road, Chorlton, Manchester, M21 9PH
Flat 1, 40 Manchester Road, Chorlton, Manchester, M21 9PH
34 Manchester Road, Chorlton, Manchester, M21 9PH

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