

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131630/FO/2021

Date registered valid: 10 September 2021

Proposal: Renewal of flat roof coverings, including works to smoke vents and replacement of second floor windows

Address: Boat Lane Court, Brett Street, Manchester, M22 4EZ

Ward(s): Northenden Ward

Applicant: Ms Gaynor Davis Boat Lane Court Limited Boat Lane Court, Brett Street, Manchester, M22 4EZ

Agent (if any): Stephen Mason Faithful+Gould 2nd Floor Chadwick House, Birchwood Park, Warrington, WA3 6AE

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 November 2021

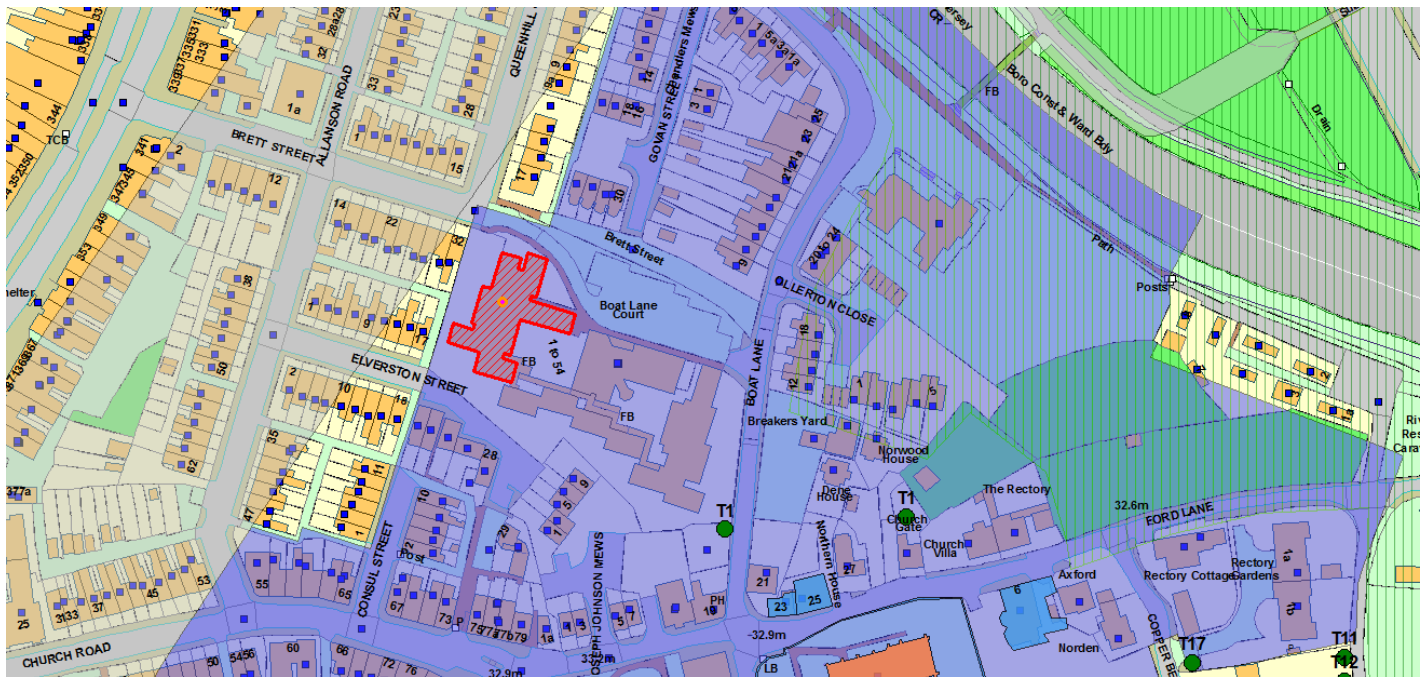


Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 13 October 2021
Standard consultations: Printed: 17 September 2021 Expired: 8 October 2021
Neighbour notifications: No neighbour notifications have been printed and sent.
Site notice: Posted: 13 October 2021 Expired: 3 November 2021
Press advert: Published: 21 September 2021 Expired: 12 October 2021
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Northenden Conservation Area 1979
Tree Preservation Order: Not applicable

Description of site/building

The application site is a 3-storey residential block comprising several groups of buildings situated at the junction of Brett Street, Boat Lane and Elverston Street in the Northenden Conservation Area.



The block is a modern (1991) development constructed of red brick and artificial fibre cement slates. The majority of roof profiles are gables, with black/grey bituminous membrane flat roof sections between which accommodate several redundant oblong smoke vents. These areas are edged with concrete parapet copings. There are areas of glazed canopies which cover linking walkways between buildings in the internal elevations of the buildings.

The buildings have different orientations with the application site buildings comprising the group on the western side that are orientated north-south.

The buildings are set within landscaped grounds and stand taller than the majority of buildings in the surrounding area.

Description of area

The site is within a residential area to the east of Palatine Road. The majority of dwellings comprise of rows of red brick Victorian terraces to the west with several Georgian and earlier

detached or semi-detached houses in the heart of the Conservation Area clustered to the east of Boat Lane and St. Wilfrid's Church (Grade II*), the Old Rectory, 23 (Cromwell Cottage) and 25 Ford Lane (Northen House) (all Grade II).

Description of development

Renewal of flat roof coverings, including works to smoke vents and replacement of second floor windows.

The application is accompanied by a Heritage Statement which sets out the issues with the building which suffers from water ingress in the areas this application seeks to address, and the impacts on the heritage assets which the HS identifies as above.

Consultations & Notification Responses

The site was advertised by way of notification to the consultees below and by way of a site notice. No comments have been received in response to the notification exercise.

Urban Design and Conservation Team
Northenden Neighbourhood Forum
Northenden Civic Forum

Policy

The application is subject to consideration under the following policies within the Development Plan:

NPPF (2021)
Core Strategy policies SP1, DM1 and EN3
Unitary Development Plan policies DC18 and DC19

Issues

The proposals affect works to the roof and two second floor windows. As the site is visible from within the Conservation Area, the key issue is the impact of the proposal on the heritage assets, including the listed buildings which is discussed in the next section. Full details of the works proposed are set out below.

The works include the renewal of the existing flat roof coverings by replacing the bituminous membranes with a black built-up felt system. The Heritage Statement advises that the flat roof areas are currently exhibiting significant water ingress and require immediate replacement.

The new flat roof coverings will incorporate insulation to meet prevailing Building Regulations standards, which will increase the depth of the flat roof build-up by approximately 120mm. The works will also require the removal of the lower courses of the fibre cement slates to the inner roof slopes.

Due to the increased depth of the roof build-up, the copings along the head of the parapet walls will be covered over with a GRP capping trim, which will extend down the face of the external wall. The trim will be coloured black to match adjacent external rainwater goods.

The proposals include the removal of 6.No smoke vents, with the openings to be infilled and covered over with the flat roofing material. One smoke vent will be replaced with a modern equivalent, which will be aluminium as existing.

In order to introduce smoke ventilation to the common areas of the second-floor flats in line with Building Regulations requirements, two existing timber windows will be replaced with PVCu

equivalents with automatic opening actuators internally as shown on elevations D and E of the proposed plans; the window frames will be coloured to match the existing. A summary of the existing and proposed works is set out below:

Existing materials palette:

Windows: PVCu / Timber Frame

Doors: Timber/ Aluminium

Pitched Roofs: Fibre Cement Slates / Glazed Canopy

Flat Roofs: Bitumen; colour black/ grey; incorporating aluminium smoke vents.

Rainwater Goods: Black PVCu.

Walls: Red facing brickwork; blue brick banding and cills.

Proposed works and materials palette:

Concrete copings to head of parapet to be removed; to be replaced with new black GRP capping trim.

Existing timber window to be replaced with new PVCu frame side hung alternative; colour to match existing.

New Bauder aluminium Automatic Opening Roof Smoke Vent.

Impact on Conservation Area

Paragraph 195 of the NPPF requires that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The heritage assets in this case are the Conservation Area and the listed buildings; St. Wilfrid's Church and boundary walls, Cromwell Cottage, Northen House and The Old Rectory.

The Council's designation notes that development control in the Northenden Conservation Area is aimed at ensuring that development proposals pay attention to its special architectural, historical and visual qualities.

Paragraph 197 of the NPPF requires that in determining 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.

And when considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 199 states that 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.

The proposal is considered to have a positive impact on the building and to have little to no impact on the character of the Conservation Area. The nearest Listed buildings are at 23 and 25

Ford Lane which are 103 metres south-east of the buildings where works are proposed and are visually separated by other 3-storey intervening buildings in the curtilage of Boat Lane Court.

Due to the height of Boat Lane Court, the flat roof coverings and lower courses of fibre cement slates to be removed are not visible from ground level and so will have no impact on the aesthetics of the building.

The black capping trim along the head of the parapet walls is required due to the raised height of the roof build-up to incorporate additional thermal insulation. The colour will be black to match the existing adjacent rainwater goods. The trim will not be visible from ground level or adjacent properties within the Conservation Area, with views from beyond the north site boundary obscured by mature vegetation. The trim to the parapet along Elevation B will be visible from the residential properties to the west of the site only, on Brett Street and Elverston Street, both of which are outside of the Conservation Area, while the parapet to Elevation C will only be visible from internal garden within the boundary of the property

The replacement smoke vents will be in materials similar to the existing and will be largely obscured from ground level by the existing glazed canopy. The smoke vents will only be visible from the internal garden within the boundary of the property and will not be visible from any adjacent land.

Replacement windows will be colour-matched to the existing. The window along Elevation D will only be visible from the internal garden within the boundary of the property and will not be visible from any adjacent land. The window along Elevation E is visible from Boat Lane, however, is set back approximately 70 metres from the property boundary, and as such any visual impact would be minimal.

The site itself is not listed and the works replace old and poor performing materials and structures with better performing equivalents which will enhance and prolong the life of the building to positive effect with no impact on the identified heritage assets.

On the basis of the above, the proposal is considered to have a positive impact on and to enhance the character and appearance of the Conservation Area, in accordance with saved UDP policies DC18.1 and DC19, Core Strategy policies EN3 and to the guidance within 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 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 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 the delegated report. The application received no objections on notification and has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 10th of September 2021 or as stated:

Application form

Location Plan 005

Existing Elevations 003

Existing Roof Layout 001

Proposed Elevations 004

Proposed Roof Layout 002

Heritage Statement prepared by Faithful + Gould dated September 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) The materials to be used on the external surfaces of the extension hereby permitted shall be implemented in accordance with the details as set out on the householder application form and the drawings listed in condition 2 of this permission.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester, EN3, SP1 and DM1 of the Manchester Core Strategy and the requirements of the Chapter 16 of the National Planning Policy Framework (2021).

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Northenden Civic Society
Northenden Neighbourhood Forum

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 - Northenden Conservation Area 1979
Area Team Boundary - Name: SOUTH