

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132207/LO/2021

Date registered valid: 11 November 2021

Proposal: LISTED BUILDING CONSENT for the refurbishment existing school second floor to create 3 laboratories, one IT classroom, one classroom and two sets of toilets

Address: Hartley Hall, Alexandra Road South, Manchester, M16 8NH

Ward(s): Whalley Range Ward

Applicant: Mr Farroukh Zaheer, 101 Alexandra Road South, Manchester, M16 8NX

Agent (if any): Mr Eu Weng Ang, 6 Semington View, Manchester, M28 3UZ

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06.01.2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 17.12.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 14 December 2021

Expired: 28 December 2021

Site notice

Posted: 30 November 2021

Expired: 21 December 2021

Press advert

Published: 23 November 2021

Expired: 14 December 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to Hartley Hall, originally built as a seminary and now the KD Grammar School, it is a Grade II listed building, located on the west side of Alexandra Road South.



The building has a long largely terracotta and brick frontage to Alexandra Road South and there are two wings and a quadrangle on the rear constructed on common brick. The school currently uses the frontage building. The quadrangle has been converted to accommodation for overseas students. The wings are largely unused. This application relates to the top floor of the northernmost of the two wings and part of the second floor towards the centre the second floor

of the buildings frontage.

The building is set in its own grounds with a deep landscaped belt to Alexandra Road South.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located within the predominantly residential suburb of Whalley Range within residential properties facing the school site on all four sides.

Description of development

It is proposed to create two IT suites in space that is currently unused. This will entail the removal of the existing internal walls to create three large rooms accessed from a corridor along one side. There would be a small preparatory room at the end of the corridor and the toilets will be refurbished.

In reconfiguring the room layout the existing internal walls will be removed leaving nibs to indicate where they were. The exception being the wall dividing the classrooms which will be existing walls retained, with the central gap infilled and a new gap formed to the relocated corridor.

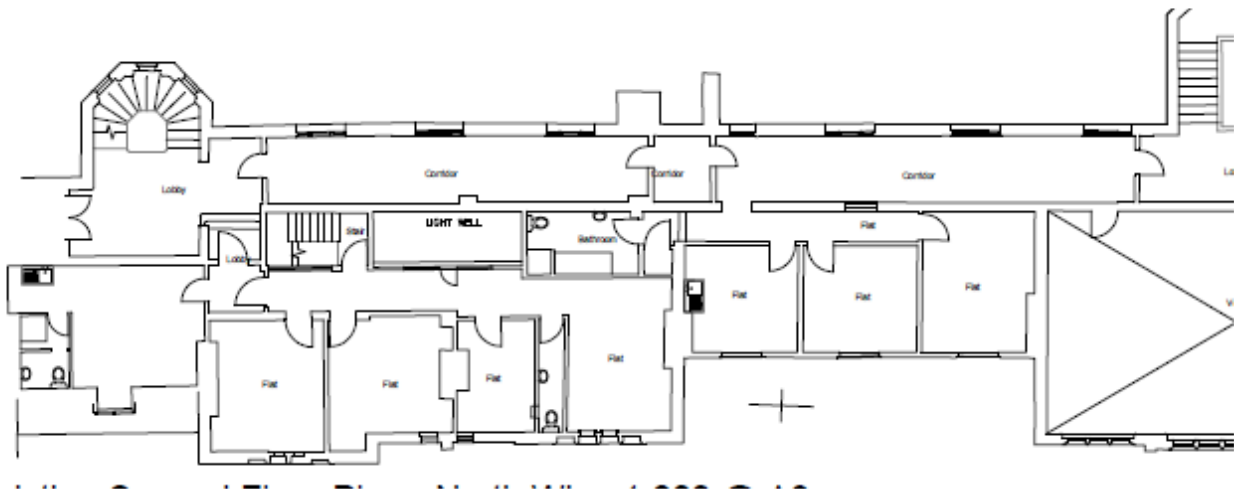
New stud partition walling will be used to complete the revised room layout. Existing doors and doorsets will be refurbished and reused as will the skirtings.

The 8 sets of existing windows which are not original will be replaced with new timber sliding sash units, two other windows are to be repaired and a third leaded window which has been replaced with a single sheet of glass with an extractor will be reglazed with matching leaded glass.

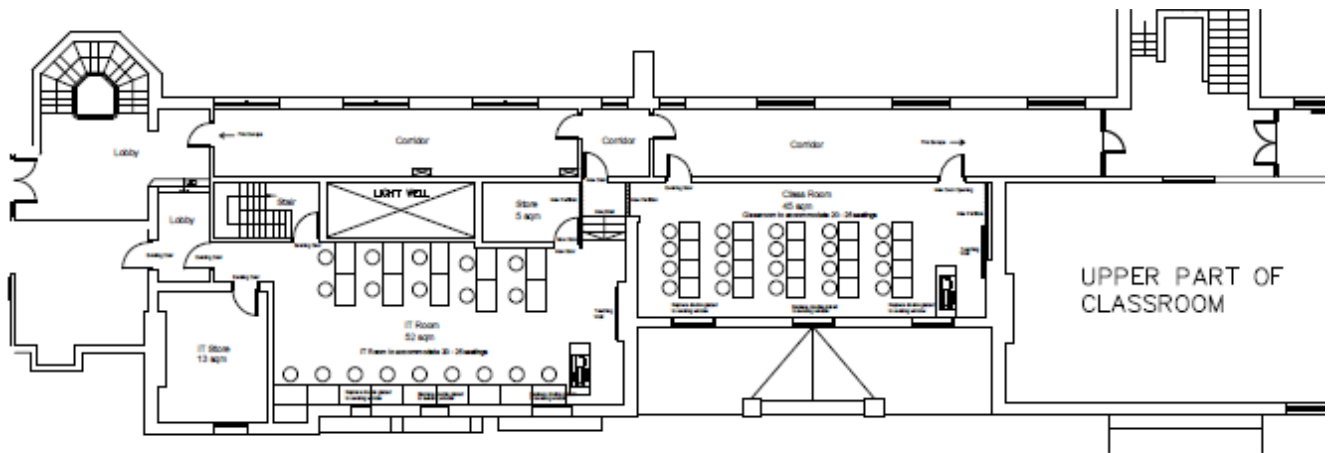
The existing roof will be repaired.

The toilets will be refurbished.

All new services for the laboratories will be located in cable trays suspended from the ceiling.



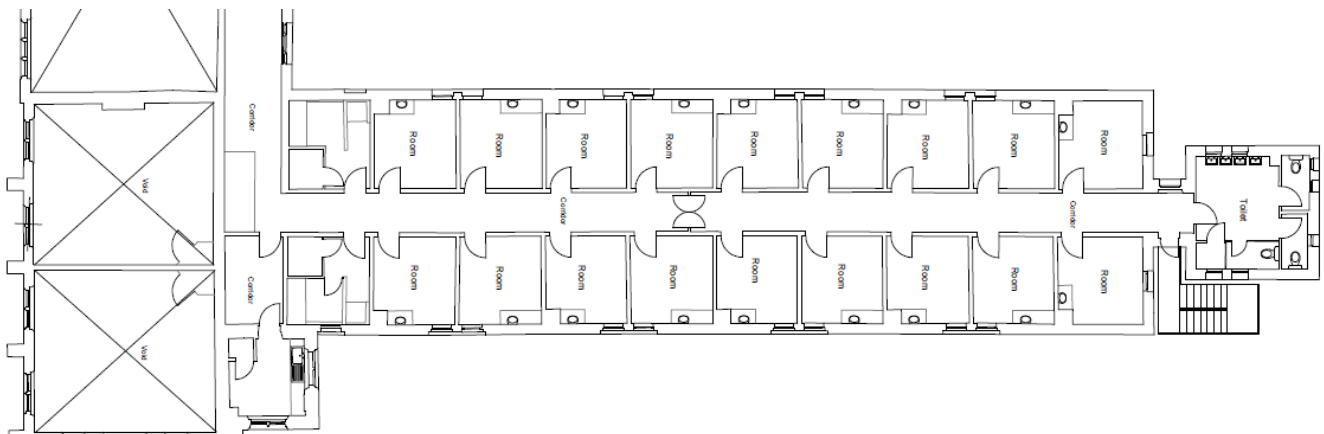
Existing



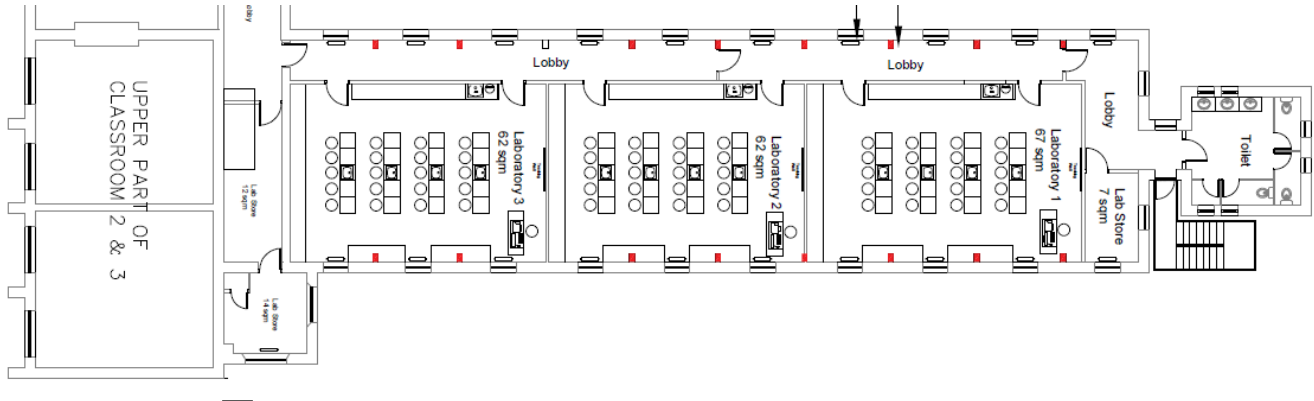
Proposed

Consent was granted for these works in in December 2017 reference 117243/LO/2017.

In addition to renewing the consent for the above works consent is sought create three new laboratories in the northern most of the two wings. Original used as sleeping accommodation the wings was divided into a number of cells either side of a central corridor. The rooms are too small to be used and have been vacant since the school took over the building. The existing sub dividing walls will be removed leaves nibs to identify the position of the removed walls. The resultant space would be divided into three laboratories with an access corridor to one side. A small store would be created at the end of the corridor adjacent to the toilets which would be refurbished.



Existing



Proposed

All the proposed works are internal.

Consultations & Notification Responses

Local Residents

One letter has been received supporting the proposed development. The letter contains the following comments.

- The writer believes this is an important project which should be fully supported, so that the school can help develop a future generation in vital British interests including science and IT.
- It is clear that the development will have no effect on the sanctity of the beautiful building.

Policy

Core Strategy Development Plan Document

Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EN 3, Heritage - Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy DM1, Development Management - This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

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

- o 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.

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

- o Community safety and crime prevention.

- o Design for health.

- o Adequacy of internal accommodation and external amenity space.

- o Refuse storage and collection.

- o Vehicular access and car parking.

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

- o Green Infrastructure including open space, both public and private.

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

- o Flood risk and drainage.

- o Existing or proposed hazardous installations.

- o Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques

Saved UDP Policies – Policy DC19 is considered of relevance in this instance:

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.

NPPF 2021

The revised National Planning Policy Framework (NPPF) underpins the planning system and provides guidance on all aspects. The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making.

However, paragraphs 10 and 11 state that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in '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 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 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.

The National Policy Framework has been related to the proposed development, with particular emphasis given to the following:

Decision Making - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

The following specific paragraphs being particularly relevant to the proposed development:

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. 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.

197. 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.

199. 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.

200. 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. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

202. 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.

Issues

Principle

The principle of refurbishing and bringing into use additional parts of this important listed building is considered to be acceptable.

Wall removal

This wing together with the quadrangle to the north was constructed to house small sleeping apartments. As such the rooms are too small for everyday use and when the quadrangle was refurbished to form accommodation for overseas students it was necessary to create additional space by converting three existing units into two. The proposed wall removal is far more intrusive than that carried out in the quadrangle, however in order to retain an indication of the original room pattern nibs will be left in place. The room pattern is also replicated on the floors below and should development proposals be brought forward for these floors then consideration would need to be given to the impact of the loss of all the internal walls.

On balance it is considered that the removal of the walls in the manner proposed is acceptable in this instance.

New Walls

There are no issues in respect of the introduction of new stud partition walls into the building which can be done in a manner that has little impact on the historic fabric and can if necessary be easily removed.

Doors

The existing door sets are to be refurbished and reused in the new positions and this is considered to be acceptable.

Skirting

The existing skirtings will be refurbished and reused.

Windows

The original windows in the wing have been replaced with hybrid wood and aluminium frames these do not reflect the original windows in either materials or design. It is proposed to replace four pairs of new sliding sash windows on each of the side elevations. The design of these windows is considered to be appropriate to this building. Of concern is that the windows on the

other floors will no longer match, however, as the applicant has offered this change of his own volition it is considered to be too good an opportunity to miss. It will also provide leverage to replace the windows in the other floors at a later date.

In addition two original sliding sash windows are to be refurbished, again this is considered acceptable.

Finally, there is a double window in the rear elevation of the main building. Half the window contains the original cleared leaded glass. The other half has been replaced with a clear sheet of glass containing an extractor fan. It is proposed to replace this clear glass and fan with a matched cleared leaded panel to match the existing one.

Overall it is considered that the proposed works to the windows are acceptable and will contribute to improving the external appearance of the building.

Services

In order to minimise the impact of the services on the historic fabric it is proposed to use cable trays suspended from the ceiling. This is considered to be an acceptable means of delivering the services without too much damage to the retained fabric.

Impact on the listed building

The proposal would cause considerable harm (albeit 'less than substantial harm' in terms of the NPPF) to this Grade II listed building. There is need to consider statutory duty regarding listed buildings and conservation areas as expressed in the NPPF in terms of 'great weight' being given to conservation. This means that any harm would need to be outweighed by public benefit but that this is not a simple balancing act given the great weight given to one side.

The building is in school use and the proposed works could be seen as a means of enabling the school to better meet its needs. It would result in a currently vacant and deteriorating part of the building being brought into beneficial use and returned to a good state of repair so assisting to sustain the building into the future. It is felt that in this instance this public benefit would outweigh the harm but only if great weight is given to conservation in terms of the detailed implementation of the proposal to maximise the retention and better revealing of heritage significance.

Incremental change is taking its toll on the heritage significance of this building. The proposal in this instance has removed yet more of the original cellular accommodation that was a principal feature of heritage significance within this building and only a relatively limited proportion remains unchanged and legible. The proposers should be advised that those remaining elements should be retained into the future with greater consideration given to ensure the flexibility of the school use adapts to the built form.

Residential Amenity

The proposed works will not directly impact on the amenity of any nearby residential accommodation.

Conclusion

On balance it is considered the public benefit of the proposed development outweighs any adverse impact that the proposed development will have on this grade II listed building

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

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

0) Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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:

KDG-038-PL01 received 11 November 2021

KDG-038-PL02 received 11 November 2021

KDG-038-PL04 received 11 November 2021

KDG-038-PL07 received 11 November 2021

KDG-038-PL08 received 11 November 2021

KDG-038-PL09 received 11 November 2021

Refurbishment Information Document dated 19 October 2021 revision 01 received 11 November 2021

Heritage Statement received 11 November 2021

KD Grammar School Second Floor Refurbishment Photographic Record received 11 November 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.

Appendix 1 – List of consultees & neighbours notified

Flat 100 Ground Floor, Hartley Halls Of Residence, 61A Brantingham Road, Manchester, M16 8PA
14 Arnold Road, Manchester, M16 8NQ
3 Gowan Road, Manchester, M16 8LR
62B Brantingham Road, Manchester, M16 8QH
62 Brantingham Road, Manchester, M16 8QH
Flat 1 Block A, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 2 Block A, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 3 Block A, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 4 Block A, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 5 Block A, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 6 Block A, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 1 Block B, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 2 Block B, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 3 Block B, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 4 Block B, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 5 Block B, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 6 Block B, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Flat 6 Block C, Chorlton Court, Brantingham Road, Manchester, M16 8QG
Second Floor, Hartley Halls Of Residence, 61A Brantingham Road, Manchester, M16 8PA
First Floor, Hartley Halls Of Residence, 61A Brantingham Road, Manchester, M16 8PA
Ground Floor, Hartley Halls Of Residence, 61A Brantingham Road, Manchester, M16 8PA
Hartley Halls Of Residence, 61A Brantingham Road, Manchester, M16 8PA
5 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
3 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
62D Brantingham Road, Manchester, M16 8QH
62A Brantingham Road, Manchester, M16 8QH
7 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
59 Alexandra Road South, Manchester, M16 8GH
53 Alexandra Road South, Manchester, M16 8GH
43 Alexandra Road South, Manchester, M16 8GH
KD Grammar School For Boys, Hartley Hall, Alexandra Road South, Manchester, M16 8NH
Mariana House, 45 - 47 Alexandra Road South, Manchester, M16 8GH
21 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
20 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
19 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
18 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
17 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
16 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
15 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
14 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
12 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
11 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
10 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
6 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
4 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
2 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
1 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
62E Brantingham Road, Manchester, M16 8QH
62C Brantingham Road, Manchester, M16 8QH
8 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP
9 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP

80 Alexandra Road South, Manchester, M16 8QJ
61 Alexandra Road South, Manchester, M16 8GH
57 Alexandra Road South, Manchester, M16 8GH
55 Alexandra Road South, Manchester, M16 8GH
51 Alexandra Road South, Manchester, M16 8GH
49 Alexandra Road South, Manchester, M16 8GH
41 Alexandra Road South, Manchester, M16 8GH
66 Brantingham Road, Manchester, M16 8QH
64 Brantingham Road, Manchester, M16 8QH
16 Arnold Road, Manchester, M16 8NQ
1 Gowan Road, Manchester, M16 8LR

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH