

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129784/LO/2021

Date registered valid: 15 April 2021

Proposal: Listed Building Consent for internal refurbishment and upgrade works including upgrading of security and connectivity services together with external works including the installation of security grilles

Address: Wythenshawe Hall, Wythenshawe Park, Nathans Road, Manchester, M23 0AB

Ward(s): Brooklands Ward

Applicant: Mr Anthony Johnson Manchester City Council Level 8 Town Hall Extension, Lloyd Street, Manchester, M2 5HD

Agent (if any): Mr Anthony Johnson Manchester City Council Level 8 Town Hall Extension, Lloyd Street, Manchester, M60 2LA

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

Recommendation: Approve

Date of recommendation: 26 August 2021



Application details

Type of application: Listed Building Consent
Development type: Listed building alteration
Date of site visit: 20 May 2021
Standard consultations: Printed: 20 April 2021 Expired: 11 May 2021
Neighbour notifications: No neighbour notifications have been printed and sent.
Site notice: Posted: 26 April 2021 Expired: 17 May 2021
Press advert: Published: 27 April 2021 Expired: 18 May 2021
Departure from Development Plan: No
Environmental Statement: Not required
Listed Building Grade II*
Conservation Area No
Tree Preservation Order No

Description of Site

Wythenshawe Hall is a grade II* Listed building under ownership of the city Council. It is set within Wythenshawe Park which covers 109 hectares of mature parkland and is a grade II Registered Park and Garden. The site lies within the Brooklands ward 8 miles south of Manchester. On the 15 March 2016, the hall was severely damaged by an arson attack, the fire mainly causing extensive fabric and structural damage to the earliest phase of the building, dating from circa 1540.

The Hall, which was listed in 1952, exhibits a complex sequence of development encompassing both medieval and post-medieval phases; the earliest building on site dates from circa 1540 and was built for Robert Tatton. Alterations and additions spanning the C17, C18, C19 and C20 followed giving the Hall its present U-shaped plan form. It's associations with 14 generations of the Tatton family, who occupied the site for approximately 400years, and with the English Civil War (1642-1649), as well as its architectural merits including additions by Lewis Wyatt of the prestigious Wyatt dynasty of Architects, contribute to its placing within the top 5.5% of Listed buildings in the UK.

It is a building of timber frame and rendered brick construction with some surviving wattle and daub infill, over 2-3 storeys surmounted with green slate hipped and pitched roofs. The largest section of the west-facing rear elevation added in the Georgian period, is mainly 3-storey of brick construction with either flat or pitched roofs. A timber bell-tower rebuilt in the late C20 and again following the fire, occupies the south-western wing of the C16 building.

The Hall is popularly defined by the architectural treatment of the front, east-facing elevation, which dates from the C16 with some evidence of timbers within the roof pre-dating this period, possibly alluding to an earlier Hall on the site. This elevation comprises a 2-storey, 3 bay Hall range of oak, post and stud wall construction with projecting gabled wings either side. The elevations display 'black and white' timber framing with distinctive herringbone bracing, quatrefoils over the porch, richly carved running vine bargeboards and gabled jetties at first floor. The large leaded mullioned or transom windows some of which contained C16 stained glass at first floor were severely fire damaged.

A programme of works to repair external fabric and structural repairs including to the roof, was initiated in 2016 under application 114373/LO/2016, install CCTV (114842/VO/2016, 114843/LO/2016, 118940/VO/2018, 118941/LO/2018), fabric repairs and structural repairs to the north gable (116485/LO/2017) and post-fire internal fabric repairs (119567/LO/2018).

The first phase of works to repair or replace fire-damaged fabric and structural damage, has now been completed and the building is no longer listed on Historic England's 'At Risk' register under a Category A Priority, but has been downgraded to a Category E Priority. This category is described as buildings 'Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)'

Historic England have worked alongside Manchester City Council to support remedial works to the Hall with a view to identifying a future sustainable use post-restoration which is nearing completion.

The works proposed in this application support this aim by bringing less damaged areas of the Hall back into active use, both for the public and back-office support. The Council has engaged with an active Friends group as well as other stakeholders and interested parties to this end.

Historic England Listing Description

Historic England manage the Heritage List (National Heritage List for England) under its statutory duty as custodians of nationally protected buildings, sites and monuments. The Heritage List contains the following listing entry describing Wythenshawe Hall and its most significant physical characteristics:

Manor house (seat of the Tatton family of Wythenshawe); now museum and art gallery. Earlier C16, altered in C17, partly re-built c.1797, enlarged in earlier C19 and further altered in later C19. Timber frame and brick, with green slate roofs. U-plan formed by Hall-range flanked by projecting wings, with porch in right-hand angle and oriel in left-hand angle; plus later additions to ends and rear. The C16 portion is all 2-storeyed, the 3-bay Hall range and its gabled porch and oriel higher than the wings; all of post-and-stud construction with herringbone bracing, the upper floors and gables jettied to the front, and all the gables with projected wall plates which have pendants (those of the porch and oriel elaborately carved), bressummers and bargeboards with rich running-vine carving, and apex finials. The porch has a Tudor-arched doorway with carved lintel, a band of quatrefoils over the jetty, and a 6-light mullion-and-transom window at 1st floor; the Hall has a large 12-light transomed window on each floor; and the oriel has transomed windows of 6 lights at ground floor and 8 lights above. Both wings have canted mullion-and-transom bay windows at ground floor (probably C19), transomed 6-light windows above, the re-entrant of the north wing has a 4-light mullioned window at 1st floor and the return side of the south wing has an external chimney stack. All these windows have leaded glazing, some in original diamond pane form and some with larger honeycomb-pattern panes (probably C19). Early C19 addition attached to the right-hand side of the north wing, 3 bays, with gabled centre which has a very large mullion-and-transom window at ground floor, and cross-windows elsewhere. Further addition to north of this. Rear: brick, with sashed windows. INTERIOR: Hall with remodelled Jacobean-style decoration (dated 1871-72 on beam of oriel window); early C19 library; fine open-well staircase with alternately twisted balusters. The principal feature of interest is the drawing-room over the Hall, which has a C17 internal porch; remains of C16 painted "panelling" now exposed on the north end wall, with an elaborate painted frieze including shields and Bacchanalian figures, fronds, roses, etc; and very elaborate early C17 panelling to the other walls, including a dado with fluted Ionic pilasters, a moulded cornice to this, a band of carved round-headed arches with fluted pilasters, recessed panels over these with fluted Ionic pilasters, and a strap-work frieze; and coffered panelled overmantel; all this panelling with geometric fret inlay.

Description of area

The Hall and park are bounded by Wythenshawe Road to the north, Altrincham Road to the south, Princess Parkway to the east and residential housing along Moor Road to the west.

Baguley Brook crosses the park close to its southern boundary. Beyond the curtilage of the site, the wider context is characterised mainly by residential land uses, typically low-density inter-war era housing laid out on garden city principles with the Hall and park as the central focal point.

Wythenshawe Park offers a range of leisure facilities, mostly situated south and west of the Hall; these comprise: a children's play area, community farm, stables and farm shop, bowling green, tennis courts, a football pitch, miniature golf, horticulture centre, a walled rose garden and a café. The remainder of the park to the north and east is open, informal parkland as described above.

Description of development

Listed Building Consent for internal refurbishment and upgrade works including upgrading of security and connectivity services together with external works including the installation of mesh security grilles to newly fitted windows.

The works cover three main areas within the C19 and C20 areas of the Hall which include the Tenant's Hall, a public bar area, WC's and first floor office accommodation, kitchen and break-out area. These areas were assessed in the original post-fire restoration application as being areas of Medium significance (office accommodation, kitchen, WC's and break-out area) and High significance (bar area). For comparison, other areas of the Hall fall within the categories of Exceptional, Low, Neutral and Intrusive significance.

The Council's Conservation Officer has been actively involved in discussions regarding details of the proposal as set out below, which has resulted in amendments in key areas. A revised Heritage Statement has been provided which reflects the recommendations of the Conservation and Planning Officers.

The works are compliant with the primary guiding principles for the conservation of Wythenshawe Hall as set out in the Hall's Conservation Plan submitted as part of the post-fire restoration programme. This Plan sets out the over-arching conservation-led philosophy and priorities which can be summarised as:

1. All interventions should seek to make the Hall more legible to visitors.
2. All interventions should be informed by all available information, including archaeological assessment and research, materials analysis, and photographic records.
3. Historic features should be reinstated in appropriate materials.
4. Imagined faux-historic features should be removed to ensure more accurate understanding.
5. Harmful interventions carried out in the past should be removed or made more appropriate.

Consultations & Notification Responses

Conservation Officer

The reuse and occupation of the Hall is very much welcomed as it would bring activity, surveillance and heating into the building.

The Conservation Officer has accepted the details provided for the new 6-panel office accommodation door, Herschel Hawaii heating system and Metro LED suspended lighting system in the office accommodation.

An archaeological watching brief is recommended whilst the trench is dug for the external cabling.

The 125mm cast iron downpipes which shroud the external CCTV cable ducting appears acceptable.

The proposed new off-radar pole-mounted detectors for CCTV are as per the existing and appear acceptable.

Paint and other materials samples and sample panels will need to be submitted for all interior finishes. A flat-oil eggshell is preferable to gloss for internal woodwork and is more compatible with the proposed intumescent coating proposed for doors in the office and breakout areas.

Ironmongery to doors needs to be agreed on condition.

The kitchen extract terminates at the roof and the proposal is for a roof tile vent. The slate tile provided is acceptable.

The metal fly screen to the internal chimney breast has been seen and agreed.

Samples of the proposed lino for the stair treads in the break-out area need to be submitted. A subtle lino in a simple flat colour - dark brown could be acceptable.

Agreed that the exposed soil pipe in the south-eastern corner of the office accommodation could be concealed.

The specification refers to 'sealing' the brickwork. It is important that the building is able to breathe, and any new paint system needs to be compatible to avoid damp issues.

Wallpaper is proposed for removal and replacement with lining paper. If there is any original wallpaper then this should be identified for discussion, however if it is non-original and modern then it's removal is fine, however we will need to see what is beneath and whether the walls should be left as painted plaster walls.

Some of the plaster appears to be modern gypsum. If this is to remain then a lime repair may not be compatible. However, it appears to be causing damp issues in some location and the paint is peeling away so would it be beneficial to carefully remove the inappropriate modern gypsum plaster and replace with breathable lime plaster.

Modern plastic trunking like the one shown in photo P70 on Drawing 21 should be removed as part of the works.

New PVC trunking is proposed in the corridor to conceal electrical wiring, so this also needs looking at. Need to avoid PVC trunking.

It is proposed to use vinyl flooring in the WC's. This is clearly a modern finish and in an area that is likely to be a later modification. A more suitable finish would resonate more with the historic building, eg: a quarry tile floor.

There doesn't appear to be any proposal to repair-refurbish tiled splashbacks in the Male and Female WC's.

The proposed replacement of polycarbonate glazing with hand drawn glass will be a significant improvement, and whilst it is unfortunate that the windows will have a mesh in front of them, it is understandable given the risk and vulnerability. It is hoped that this could be removed at some point when the Hall is in full use and the conditions are suitable for their removal.

Details of the ornamental support brackets will be needed on condition of approval.

Samples, including physical samples are required of the final finishes in the form of a schedule with images of the finish – colour.

Friends of Wythenshawe Park – No comments received

Historic England (North West) – No comments received

National Amenity Societies – No comments received

Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

In determining applications affecting listed buildings, local authorities have an express duty to take account of section 66 (1) of the Act: *'the desirability of preserving the building or its setting or any features of special architectural or historic interest...'*. This duty relies on understanding the special interest of the building (its significance) and how the proposals will affect this.

Planning Policy Statement 5: Planning for the Historic Environment (PPS 5) (Annex 2).

PPS5 was withdrawn and superseded by the government's National Planning Policy Framework (NPPF) on the 27 March 2012. English Heritage however regard the PPS document as continuing to offer useful and relevant advice which overlaps with the NPPF and includes sections of the PPS within its 'Setting in Practice' document.

The PPS defines significance as: *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic."*

PPS5 - Planning for the Historic Environment Practice Guide. The Practice Guide replaced PPG15 in 2010 and remains in force. It provides that, *"...a heritage asset holds meaning for society over and above its functional utility. It is this heritage significance that justifies a degree of protection in planning decisions."* PPS5 and the NPPF which follows it, place a responsibility on applicants to describe the significance of the heritage asset, whilst Local Planning Authorities have a responsibility to take it into account in the determination of planning and Listed building applications.

National Planning Policy Framework (July 2021)

The 1990 Act is supported at national policy level in the government's National Planning Policy Framework (NPPF) and accompanying National Planning Policy Guidance (NPPG). Section 16 of the revised NPPF, entitled Conserving and Enhancing the Historic Environment provides guidance for the conservation and investigation of heritage assets and notes that:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

In decision-making, the Framework requires that local planning authorities take account of the following:

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.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

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.

201. 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.

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.

The Significance of Wythenshawe Hall

The key features of significance and their values as identified encompass:

1. The longevity of the building on site dating from c1540 with potential evidence for an earlier Hall on the site represent evidential value of the development of the Hall and park.
2. It's associations with other great manorial houses and dynasties of historic families in the north-west including at Baguley Hall, Peel Hall, Tatton Park, Heaton Park, Lyme Park and Dunham Massey have a strong associative value.
3. It's associations with the English Civil War, Robert Tatton and the Siege of Wythenshawe (1643 – 1645) by Cromwell's Parliamentary troops give the Hall and park significant historic value.
4. When seen together with the park and listed stable block to the south, the site can be seen to have group value.
5. The landscape setting with the Hall at its centre is an identified criterion in Historic England's designation of country houses.
6. The Wythenshawe housing estate which sits on former Tatton estate grounds, represents a culturally significant feature of the Hall and parkland. The presently publicly accessible park and future accessibility of the Hall also have a role to play in the communal value of the Hall and its setting to the local, and wider community.

The Council is satisfied that the assessment of the Halls' significance within the Heritage Statement meets the above policy considerations within paragraphs 194 and 195 above of the NPPF.

Public Benefits

Paragraph 202 of the Framework requires local planning authorities to assess the public benefits of a proposal for development affecting heritage assets where the outcome will lead to a less than substantial harm to the asset. Public benefits may include heritage benefits such as:

- o sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- o reducing or removing risks to a heritage asset
- o securing the optimum viable use of a heritage asset in support of its long-term conservation.

The primary public benefits of the proposal are the reinstatement of the Hall's communal value through reintroducing active uses of the affected areas, and, through that occupation, an informal surveillance of the building which will further reduce the 'At Risk' categorisation. These issues are discussed in the Impact on the Listed Building section of this report.

The Manchester Development Plan

The Development Plan for Manchester consists of:

- o The Manchester Core Strategy (2012); and
- o Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy")

The Core Strategy was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) and sets out the long-term strategic planning policies for Manchester's future development.

Several UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents as directed by the National Planning Policy Framework (NPPF).

The relevant policies within the Core Strategy to the application are:

SP1 - Spatial Principles

EN3 - Heritage

DM1- Development Management

Policy SP1 - Spatial Principles

One of the key spatial principles is the emphasis on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

The policy goes on to state that development in all parts of the City should:

- o Make a positive contribution to neighbourhoods of choice including;
- o Creating well designed places that enhance or create character.
- o Making a positive contribution to the health, safety and well-being of residents;
- o Considering the needs of all members of the community;
- o Protect and enhance the built and natural environment.
- o Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- o Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The proposal complies with policy SP1 in that it will further protect and enhance a high-grade historic building within Manchester's register of historic assets.

Reinstatement of the building through the proposed programme of repairs in this listed building consent application, will contribute towards returning the building to the status of a publicly available heritage asset within a multi-use parkland setting and close to sustainable transport links, to be enjoyed by the whole community, thus positively contributing to current and future generations' well-being, knowledge and understanding of the building and nationally significant historical events with which Wythenshawe Hall and the registered park is associated.

Policy EN3 – 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 in the City Centre.

New development 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 monuments, listed buildings registered parks and gardens, conservation areas and archaeological remains.

The proposed development has been assessed to determine the extent to which the proposal meets these objectives. Paragraph 12.21 of the Core Strategy states that historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

In this application, the proposals seek to repair and enhance the C19 wing of the building which will allow occupation by office-based staff as well as use by the general public which will benefit

the Hall in the long-term. Subject to the resolution of the issues within this application, it is considered that the objectives of policy EN3 can be met.

Policy DM1 - Development Management

Within this policy, all development should have regard to the following specific issues of relevance to this application:

- 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 Community safety and crime prevention;
- o Design for health;
- o Effect on biodiversity, archaeological or built heritage;
- o Flood risk and drainage.

The proposal complies with policy DM1 in that the scheme respects the built and archaeological heritage at the site through the careful consideration of interventions to restore, repair and upgrade the interior of the building and its preservation for current and future generations.

For the reasons given in the Issues section below, it is considered that the proposal is consistent with the policies contained within the Core Strategy.

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

Whilst the Core Strategy is the key document in Manchester's Local Development Framework, a number of UDP policies that were saved are material to the assessment of applications. The relevant policies in this application which carry due weight are policies DC19 'Listed Buildings' and DC20 'Archaeology'.

DC19 - Listed Buildings

This policy 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.

The proposal complies with policy DC19 on the basis that a robust conservation-led approach will be undertaken to manage this phase of repairs to Wythenshawe Hall. The proposed works will secure the interior of the building against the deleterious effects of further decay, minimise the opportunities for further risk of heritage crime and will reinstate the building as far as possible to enable a future viable use.

DC20 – Archaeology

Policy DC20 states the Council will give careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. Specifically:

- a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.
- b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings. In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.
- c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicants and approved archaeological organisation.

The external fabric repair application (114373/LO/2016) was conditioned to provide a Written Scheme of Investigation which was assessed by the Greater Manchester Archaeological Advisory Service (GMAAS) in that proposal. The WSI is an iterative process with an on-going programme of investigations, recording and watching briefs. As such, the recommendations in this application, will contribute to the WSI as set out later in this report.

For the reasons given in the Issues section below, it is considered that the proposal complies with the above planning policy framework.

Issues

The proposal in this application covers several areas of the C19 areas of the Hall which are sought to bring this part of the building back into active use – through both provision of back office facilities including the office and break-out area / kitchen at first floor to house staff on a day to day basis, and the refurbishment of public areas of this wing – the Tenant's Hall, bar and male and female WC's at ground floor, which will again be available for public and community use. The detail of the works is set out below.

Ground Floor

Tenant Hall / Suite A0/36

This room within the proposal entails the filling of redundant holes in brickwork with lime mortar and redecoration of wall areas and window frames. Minor works are proposed including reducing the bottom of the door which is catching on carpet floor coverings and the repair of a section of damaged carpet.

Vertical sections of vertical tongue and groove panelling below dado height has warped due to damp penetration and is to be repaired. Externally, a section of brickwork is to be repointed in lime mortar where joints have been eroded due to defective rainwater goods. The lime-mortar ratio is required to be submitted through the materials samples condition to ensure that the appropriate mix is used.

Room A0/37

In this room, polycarbonate glazing to the bay window is to be removed and replaced with new hand-blown glass. As with the C16 areas of the Hall, new mesh security grilles are to be fitted over the face of the windows in a type to match existing adjacent windows. A condition is recommended that the grilles should be removable.

Bar Area (A0/35)

Within the bar area, patch plastering repairs to wall areas will be carried out with new lime plaster and internal redecoration will be carried out. Where non-original wallpaper is present, this will be removed, and the remaining wall surfaces painted with a matt emulsion to be agreed prior to works carried out. Re-fixing of a small number of loose wall tiles will be carried out. Redecoration works in the bar area present an opportunity to carry out paint analysis through sampling, to better understand the historic significance of this area of the Hall. A condition is appended to this effect.

Circulation Areas (A0/30 & A0/35a)

Within the circulation area's patch plastering repairs to wall areas will be carried out with new lime plaster. A traditional lime plaster ceiling, together with oak laths is to be installed and repairs to floorboards / parquet wood blocks & sanding / sealing. Sections of damaged carpet are to be replaced and this area redecorated.

Male and Female WC's and Lobby

The male and female WC's (A0/33 and A0/31) and lobby area will be upgraded with patch plastering repairs to wall areas using lime mortar. The male WC's will also have a new lime plaster and oak lath ceiling where required.

Parquet wood blocks in the female WC will be repaired, sanded and sealed and any redundant holes in the ceiling will be repaired prior to internal redecoration. In the male WC, new sections of sheet vinyl flooring to match will be laid where the existing is damaged.

Lastly in this area, 1No. redundant urinal bowl and associated pipework will be stripped out and the existing soil / RWP pipe will be boxed-in prior to this area being redecorated.

CCTV Services Improvement Works – Ground Floor

Following the fire, temporary emergency works were carried out to re-establish CCTV coverage on Wythenshawe Hall. This involved fixing CCTV cabling along corridors on the ground floor and through door openings. It is not possible to close doors due to the cables and this presents an inherent fire risk to the building. These need re-cabling and re-routing through the ground floor of the building to a new CCTV room, which will enable doors to function correctly and close to. The CCTV system will also be upgraded as part of the works. Areas of plastic trunking which holds the cabling needs to be removed and alternative means found for concealing the trunking with minimal intrusion to the fabric of the building. The materials condition specifies this as a requirement for final details to be approved to ensure that the appearance of the CCTV support cables are adequately concealed.

First Floor

Office Area A1/12

Several works are required in the office area to bring it up to a functional standard. The key challenge in this area was to provide a comfortable electric heating system as the capacity of the boiler in this area cannot support a wet radiator installation.

The application was delayed whilst alternatives to the first system, several wall mounted Dimplex heaters was rejected in favour of an alternative, and a similar process was applied to the lighting system for which a slimline LED suspended system has now been provided. The details for both have now been agreed with the Conservation Officer as set out in the Specified Plans condition of this report below.

Other works in detail in this area includes;

Patch plastering repairs to wall areas with new lime plaster. Repairs to floorboards and seal with a hard-wax oiled finish. Upgrade internal door to improve fire protection. Removal of plywood faced flush door and install a new fire rated Colonial type six panel door which has been seen and agreed with the Conservation Officer as reflected in the Specified Plans condition.

Minor joinery repairs to the door and removal exterior boarding to window and fitting of a mesh security grille as above are also proposed.

The soil pipe in the north-east corner of this room is to be boxed-in and the room fully redecorated.

Break Out Area A1/18

Repairs in this area which is ancillary to the office accommodation entail patch plastering to wall areas with new lime plaster and the repair of damaged ceilings with new lime plaster including new oak laths. Sections of missing timber skirting will be replaced to match the previous and minor joinery repairs will be carried out.

Fire protection will be secured in this area through the upgrade of an internal door. Floor surfaces will be treated with new traditional linoleum to the stair treads and new nosings in a colour to match the existing. Floorboards will be repaired and finished with an applied hard-wax oil.

Windows will be reinstated which will entail the removal of the existing polycarbonate glazing with hand drawn glass and the exterior face of the window secured with the agreed exterior metal mesh screen to match adjacent windows.

This area will also be fully redecorated. Finally, a damaged plaster vent to the chimney breast in this area is to be replaced with a metal vent that is to be painted in a colour to be agreed by submission of materials sample. The type of vent has been agreed with the Conservation Officer.

Kitchen Area A1/17

The kitchen area serves the office beyond the break-out area and is in a generally poor state of repair. The ceiling requires patch plastering as do some wall areas. These will be carried out with new lime plaster, including oak laths in the ceiling where applicable. A missing timber ceiling hatch is to be replaced in this area.

A new kitchen is to be fitted to replace the existing which will entail the stripping out of the existing stainless-steel sink, base unit and wall unit and fitting a new sink unit, cupboards and worktops. A Howdens kitchen with modern fittings is proposed.

The floor will receive a new sheet vinyl safety flooring treatment and all of this area is to be fully decorated.

Power, light and ventilation will be restored through the installation of additional socket outlets, mechanical extract fan and water heater. The mechanical extract fan will be ducted through the ceiling space and will terminate at roof level with a natural slate ventilator / discreet top vent unit which has been agreed with the Conservation Officer.

Lastly in this area, the internal door will be upgraded to improve fire protection.

W.C. Area's A1/03 and A1/04

Works to staff WC facilities retain the existing fittings with the addition of some replacements, eg: a new chain pull to the high-level cistern, electric over-sink water heater and hot water tap and pipework supplies to match the existing. A timber WC seat is to be varnished, and floorboards repaired and sealed with a hard-wax oiled finish.

External Areas

A new service trench and ducting shall be formed within the parkland from Wythenshawe Road to the rear of Wythenshawe Hall to enable a new Broadband Network cable to be installed.

Following the installation of the service trench, it will be backfilled and the grass turf reinstated. An archaeological watching brief will be required in accordance with the Methodology that is set out in Part (i) of the Salford Archaeology (Centre for Applied Archaeology, University of Salford), Written Scheme of Investigation (Version 1.0 dated 19/04/2017, submitted for the discharge of condition 6 of approved application 114373/LO/2016. The watching brief is necessary as these works entail breaking new ground which may hold information that needs to be captured and which can advance the understanding of Wythenshawe Hall. The results of the watching brief will need to be documented in accordance with the details set out in Parts (i) to (vi) of the WSI. A condition is appended at the end of this report for the watching brief to be implemented.

Impact on the Listed Building and Public Benefits

The NPPF stresses that great weight should be given to the conservation of heritage assets, irrespective of the level of harm. Significance of an asset can be harmed or lost through alteration or destruction or by development within its setting. The NPPF requires that 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.

Against the criteria within the NPPF, the proposals are assessed as having a less than substantial harm to the heritage asset and to offer substantial public benefits as set out below. The proposed interventions follow the precedent set in the 2016, 2017 and 2018 applications for internal and external fabric repairs and the general betterment of the building consistent with its viable long-term use. The works are underpinned by the analyses carried out to date in support of the above approved applications, with opportunities arising in the present application for further analysis.

The physical works represent a scheme of minimal intervention that is necessary to upgrade, refurbish and secure the building using techniques and materials which are most appropriate to its Grade II* listed status as set out in the Hall's Conservation Plan.

Works in the public and private spaces – the Tenant's Hall, bar, circulation areas, office, kitchen and break out area which will receive updated heating, electrics, lighting and ventilation, will

contribute positively to improving the internal physical atmosphere, thus promoting the better health of the building in the long term.

Repair and restoration of those key public and private areas that are of High to Medium heritage significance will also support the broader holistic approach to the Hall's conservation, enabling all parts of the building to function together more effectively and thus having a better chance of a sustainable future.

The works either maintain or better reveal the significance of the building's fabric which will contribute towards the overall legibility and understanding of the wider building which is a key aim within the Hall's Conservation Plan. This includes removal of unsympathetic internal decoration and replacement with more authentic surfaces, for example non-original wallpaper in the bar area.

In line with the policies within the Conservation Plan, there is an opportunity to carry out materials analyses which could further the understanding of the Hall's fabric and remove historical inaccuracies. This also compliant with current conservation guidance set out in the NPPF and local planning policy.

Policy COF3 of the Conservation Plan relating to fabric conservation states that:

Use available information from recent materials analysis where possible in future restoration and conservation works.

Reason: The fire has provided an opportunity for analysis of paints, mortars, glass etc, which will provide vital information when planning appropriate interventions in the future.

Whilst policy COF16 notes that:

COF16

New internal decorative painting schemes should be informed by thorough analysis of the existing surfaces in order to identify an appropriate approach.

Reason: Further paintwork analysis has the potential to reveal historic colour schemes for reinstatement, or at least give an insight into previous decorative schemes, regardless of their age.

A condition is appended at the end of this report following discussion with the Council's Conservation Officer which support these conservation objectives in relation to paint analysis in the bar and Tenant's Hall areas of the building.

These works are proposed alongside modern but low-key technologies such as CCTV, external mesh window grilles and intumescent paint coatings all of which are deemed necessary to reduce future damage from fire and vandalism.

The proposals represent an acceptable, conservation-led intervention to repair and reinstate inactive and vulnerable areas of the building which were not directly impacted by the fire but had fallen into a poor state of repair through a lack of use as well as some secondary water damage from the fire-fighting exercise.

Assessment of the proposal indicates that the works will support the public benefits of the works already completed to the wider Hall. The key public benefits arising from this application are:

1. Restores a highly graded and exceptionally significant historic building to the city's register of historic assets
2. Complements the phases of work which promote a positive perception of the Hall
3. Reinstates a venue for a range of community uses thus promoting social inclusion
4. Reinstates the communal asset value of the Hall
5. Reinstates the central place of the Hall in the setting of Wythenshawe Park
6. Supports commercial uses which generate income stream towards future maintenance thus stemming future deterioration
7. Contributes towards the better health of the building through heating, lighting and ventilation
8. Introduces active surveillance of the building through continuous use and occupation reducing future risk
9. Reduced risk and active use contribute towards greater feelings of safety for residents and visitors to Wythenshawe Park
10. Contributes towards removing the building from Historic England's 'At Risk' register. Although still on the register, the category of risk has been successfully downgraded to a level that reflects the current lack of occupancy

Conclusion

On the basis of the above, the proposal supports the objectives within both local and national policy for having special regard the preservation and enhancement of the listed building that will ensure its sustainable long-term future and occupation. The restoration and refurbishments in this application offer substantial public benefits that are consistent with the guidance within the NPPF whilst conditions are appended that present the opportunity to better reveal and understand areas of high to medium heritage significance within the Hall which will inform future areas of conservation.

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 this delegated report. The application did not raise any objections on publication and notification with statutory and non-statutory bodies and has been determined following discussion to find alternative lighting and heating systems for the first-floor office space.

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

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 shall be carried out in accordance with the following drawings and documents received on the 19th of March 2021, or as stated below:

Application Form 19 Mar 2021

Drawing - Location Plan 19 Mar 2021 WYH-MCC-XX-XX-DR-A-0010

Drawing - Existing 19 Mar 2021 MCC-ZZ-GF-DR-E-0010-S2

Drawing - Proposed 19 Mar 2021 B-0013

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-B-0014

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-B-0015

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-B-0016

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-B-0017

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-B-0018

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-B-0019

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-B-0020

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-B-0021

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-B-0022

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-B-0023

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-B-0024

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-E-0011- Lighting

Drawing - Proposed 19 Mar 2021 MCC-B01-01-DR-E-0012-S Power

Drawing - Proposed 19 Mar 2021 MCC-ZZ-GF-DR-E-0011-S2

Drawing - Proposed 19 Mar 2021 WYH-MCC-XX-DR-B-0011 Ground Works

Wythenshawe Hall Proposed Finishes Schedule received by email on the 17th of June 2021

Design & Access Statement 19 Mar 2021

Supporting Information 19 Mar 2021

Photos and Photomontages 19 Mar 2021

Howdens Colonial 6 Panel FD 30 Fire Door received by email on the 17th of June 2021

Welsh Slate Ventilator Roof Tile details received by email on the 17th of June 2021

Heritage Statement Rev 01 received by email on the 17th of June 2021

Avenue Metro Suspended Modular linear LED lighting system with integral upright received by email on the 1st July 2021

Herschel Hawaii suspended infrared heating system, received by email on the 26th of July 2021

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies SP1, EN3 and DM1 and saved Unitary Development Plan policy DC19.1.

3) Prior to any internal works commencing and notwithstanding the details submitted in the Proposed Finishes Schedule received by email on the 17th of June 2021, a written schedule together with samples, images and specifications of all materials, surfaces and finishes to be used on all internal surfaces of the development which shall also include:

1. A 1-metre square sample board of paint finishes for all interior surfaces.

2. Lime-mortar mixes including ratios.
3. Lino sample for the stair treads in the break-out area.
4. Cable trunking to the CCTV and broadband services.
5. Ironmongery and ornamental support brackets.

Shall be submitted to and approved in writing by the City Council as Local Planning Authority. The samples and specifications of all materials and finishes to be used on all internal surfaces of the development shall also include their jointing and fixing details.

The approved materials and finishes shall then be implemented as part of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials and finishes in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy 2012 and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Prior to the commencement of works to the hereby approved mechanical and electrical installations, a method statement and specification showing the location, routes, profile, fixing, sections and suitable materials samples, where necessary, of all the proposed internal and external mechanical and electrical (M&E) installations and cable trunking, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M&E no longer be required, they should be removed, and all surfaces should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M&E at the development does not harm the Listed Building and is attached appropriately to the building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

5) During the excavation works at Wythenshawe Hall for cable laying, a watching brief shall be in place to record any additional inputs into the Written Scheme of Investigation for an Historic Building Investigation prepared by Salford Archaeology (Centre for Applied Archaeology, University of Salford). Version 1.0 dated 19/04/2017. The results of the watching brief shall be submitted to and approved in writing to the City Council as local planning authority.

Reason - In accordance with saved UDP policies DC19.1 and DC20, policies EN3, SP1 and DM1 of the adopted Core Strategy and to Paragraph 141, Section 16 of the NPPF to record and advance understanding of the heritage interest impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

6) Prior to redecoration of walls within the ground floor bar area (A0/35), sampling of the paint underlying the wallpaper shall be undertaken by a suitably qualified heritage paint specialist to better understand the historic significance of this area of the Hall. A report detailing the findings of the analysis and any recommendations for conserving the sampled paint fabric, or recommendations for future redecoration, shall be submitted to and approved in writing by the City Council as Local Planning Authority. Redecoration of the bar area shall only proceed on the basis of the report's recommendations.

Reason - To ensure that satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible are carried out, along with appropriate use of materials and finishes in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy 2012 and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Friends of Wythenshawe Park
Historic England (North West)
National Amenity Societies

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
Area Team Boundary - Name: SOUTH