

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130305/LO/2021

Date registered valid: 14 May 2021

Proposal: Listed Building Consent to replace two no. existing front facing sash windows on the first floor

Address: Oak Bank, 112 Barlow Moor Road, Manchester, M20 2PN

Ward(s): Didsbury West Ward

Applicant: Mrs Kirstie Baxter 112 Barlow Moor Road, Manchester, M20 2PN

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 8 July 2021



Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 28 June 2021

Standard consultations: Printed: 4 June 2021 Expired: 25 June 2021

Neighbour notifications Printed: 4 June 2021 Expired: 25 June 2021

Site notice Posted: 17 June 2021 Expired: 8 July 2021

Press advert Published: 8 June 2021 Expired: 29 June 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II 03.10.1974

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

Description of site/building

The application site is a Grade II Listed 2-storey semi-detached cottage dating from 1851 situated on the northern side of Barlow Moor Road in the Albert Park conservation area. It forms a pair of listed buildings with No.114 to its left.

The cottage was listed on the 03.10.1974 and is of red brick Flemish bond construction with some yellow headers, a moulded cornice and a gable pitched roof covered in slate.

The front elevation is single fronted with a single 12 pane sash window at ground floor and 2no. at first with painted wedge lintels. Both windows are non-original.

The pair of cottages have a central decorative iron latticework porch over the panelled and glazed doors and No.114 has an iron plaque at first floor lettered 'Oak Bank 1851'.

The cottage is garden fronted bounded by hedging with a timber picket pedestrian gate and separate vehicular access on the right-hand side.

Description of area

The site is within a mixed-use area close to the junction with Palatine Road short distance to the east. There are a pair of Victorian dwellings west of No.114 with the Agalia Gardens development to the north, a parade of 8no.independent shops to the east, Moor Allerton preparatory school facing to the south and further early to mid C19 housing beyond.

Barlow Moor Road and the Palatine Road junction are extremely busy highways being key routes across south Manchester with a high volume of all kinds of vehicles. This exposes the site to high levels of noise and pollution, as well as full sun due to its south-facing front elevation.

Description of development

Listed Building Consent to replace two no. existing front facing sash windows on the first floor.

The application is accompanied by a Sash Window Condition Survey and Heritage Report by specialist heritage glaziers.

The application proposes a conservation-led approach to replacing the upper storey windows which have been assessed by the glaziers as non-original softwood window frames. The proposal will replace these with high quality and durable quality Sapele hardwood with attention to the dimensions of glazing bars, rails and glazing material that better replicates what would have been installed originally.

The opportunity to improve thermal and acoustic efficiency and make the dwelling more habitable has been taken. The replacement windows will sit within the original frame but will be double-glazed with a slimline 12mm toughened glazing system which will improve thermal efficiency x3, dropping the U-Value from 5.8W/m²K to 1.9 W/m²K, as well as reducing noise ingress.

The current 12-light arrangement will be maintained, but with slim glazing bar sections and a thin glazing system.

Consultations & Notification Responses

Neighbour notifications and display of site notice – No comments received.

West Didsbury Resident's Association – No comments received.

Issues

The application is subject to assessment under the following regulatory framework:

National Planning Policy Framework (NPPF, 2019)

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 7). In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 185 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 189 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 194 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 196 states that 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 securing its optimum viable use.

Section 12 (Requiring Good Design) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

Manchester Core Strategy

Policy EN1 - Design Principles and Strategic Character Areas

This requires that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 – Heritage

Requires that new developments must be designed to support the Council in preserving or, where possible, enhancing the historic environment.

Policy SP1 - Spatial Principles

Requires that development in all parts of the City should protect and enhance the built environment.

Policy DM1 - Development Management

Requires that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 - Conservation Areas

States that the Council will seek to preserve and enhance the character of its designated conservation areas.

Saved Policy DC19.1 - Listed Buildings

States that in determining applications for listed building consent 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. The City Council will:

- 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;

Assessment

As set out in the Sash Window Condition Survey and Heritage Report, the 2no. first floor windows in situ are understood to be non-original due to inconsistent interior profiles, glazing bar thicknesses, rail sizes and horns. They are set within frames that are original together with original weighted sash boxes.

The original fabric, together with the design and placement of the windows and the fine details as seen in other original windows in the building encompassing the style and thickness of glazing bars, rail sizes and interior profiles, comprise the elements of significance within the parameters of works proposed.

The other elements which detract from this significance include the non-original, non-crown glass which serves little heritage purpose, most panes are heavily scratched, poorly glazed and poorly decorated resulting in uneven sightlines and glazing bars appearing wider than they are.

There are also inconsistencies between windows 1 (upper left) and window 2 (upper right) and even differences between the top and bottom sashes.

The top of window 1 is thought to be a modern replacement with 5mm wider glazing bars than those on the bottom sash and incorrect (ovolo) moulding whereas lamb's tongue was originally used.

The bottom of window 2 is clearly a modern replacement with incorrect section sizes giving a 30mm wider ovolo profile glazing bar, horns where none are present on originals elsewhere on the building and at No.114 adjoining, and incorrect depth of sash which has necessitated post-installation adjustments to rebate the exterior face to ensure a fit in the original frame.

Rotten timber is evident particularly in the top of both sashes where mid and bottom rails are affected. Some stiles and glazing bars would also need to be replaced.

Undertaking a repair approach which is the preferred conservation option where original fabric is concerned, would not be the best option given the high percentage (50%) of non-original timber that would need to be replaced and the very high chance of glass breakages. This would only result in the loss of non-original fabric with a low heritage value and replacements which would then be matched to inappropriate and inconsistent dimensions.

The proposal therefore seeks replacements of the joinery and glazing which are a more authentic representation of original windows in this property. The works are justified based on their poor performance and their exposed south-facing orientation over a busy main road.

As noted above, a Sapele hardwood, which is extremely durable and with a longer lifespan than the softwoods in situ is proposed together with a high quality 4mm thick Optifloat glass on the external face. Thermal and acoustic insulation will be provided by a 4mm thick Argon filled cavity with a 4mm clear glazed pane on the inside.

The configuration replicates the original design overall with 2no. windows both being 1.811 metres high and 995mm wide. All of the thermal and acoustic benefits will be hidden on the inside which will minimise the appearance of the glazing, ensuring that the glazed panes integrate well both with the frames and the front elevation of the building.

The sashes will be glazed using an interior, traditional glazing bar system in order to ensure a 24mm thin glazing bar and all joinery will be manufactured traditionally with wedged mortice and

tenon joints and the appropriate interior lambs tongue profile scribed onto the styles and transoms.

All sections of the new sashes will be manufactured to the correct slim proportions and weight boxes and cords replaced to a quality like for like standard where necessary.

The retention and repair of the original window frames is welcomed as is the proposal to remove non-original fabric and replace with high quality like for like replacements that retain the historic character, significance and thereby appearance of the building.

The methodology for undertaking the works as set out below and the appearance of the finished windows would result in a less than substantial level of harm to the building and its setting in the conservation area. A condition is appended to ensure that this is the end result.

The assessment of risk to heritage assets as set out in the NPPF, requires that where a higher level of harm would ensue, this must be outweighed by public benefits.

Although the level of harm is less than substantial in this case, there are nevertheless public benefits that would derive from any approval. These are the upgraded appearance and therefore future longevity of the listed building which is highly visible in the street scene, the added value to the capital of the conservation area due to the improved appearance and functioning of the building, and better thermal and acoustic comfort for current and future occupiers. The improved thermal properties also indicate a reduced level of heat loss which has added carbon reduction benefits.

Methodology

The existing frames and weight boxes will be retained. Any inadequate repairs will be removed and replaced with the hardwood timbers described above that will be machined to match the existing sections and moulding.

All rotten timbers are to be removed and replaced with the hardwood timbers described above. This will also be machined to match the original specification and spliced in and secured with polyurethane glue. The repairs are then detailed and painted, resulting in windows that appear consistent with the original.

Based on the above, there are no objections to the proposal which meets the criteria within saved UDP policies DC19.1 and DC18.1, Core Strategy policy EN3 and Chapter 16 of the NPPF for the preservation and enhancement of heritage assets.

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 visual amenity and preservation of the listed building.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 6th of May 2021 or as stated:

Application form

Location Plan

Horizontal and Vertical Section Drawings

External Elevations

Sash Window Condition Survey and Heritage Report provided by William Richards Sash

Windows (No reference, not dated)

Photos 1 and 2 provided by email on the 14th of May 2021

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, SP1 and DM1 of the Manchester Core Strategy, saved policies DC19.1 and DC18.1 of the Unitary Development Plan for the City of Manchester and Chapter 16 of the National Planning Policy Framework.

3) The materials and finish to be used on the windows hereby permitted, shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the character and appearance of the building is not adversely affected by the development pursuant to saved policies DC19.1 and DC18 of the Unitary Development Plan for the City of Manchester, policies EN3, DM1 and SP1 of the Manchester Core Strategy and to Chapter 16 of the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

Moor Allerton Preparatory School, 129 - 131 Barlow Moor Road, Manchester, M20 2PW
108A Barlow Moor Road, Manchester, M20 2PN
1 Tripps Mews, Manchester, M20 2JT
114 Barlow Moor Road, Manchester, M20 2PN
108 Barlow Moor Road, Manchester, M20 2PN

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 - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH