

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133526/LO/2022

Date registered valid: 14 April 2022

Proposal: Listed Building Consent for the replacement of obscured defective arch with replacement beam

Address: 807 Wilmslow Road, Manchester, M20 2QR

Ward(s): Didsbury East Ward

Applicant: Ms Helena Gilbert 807 Wilmslow Road, Manchester, Manchester, M20 2QR

Agent (if any): Mr Sebastian Chambers Buttress 41 Bengal Street, Manchester, M4 6AF

Case officer: Linda Marciniak
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Recommendation: Approve

Date of recommendation: 7 June 2022



Application details

Type of application: Listed Building Consent
Development type: Listed building alteration
Date of site visit: 12 May 2022
Standard consultations: Printed: 5 May 2022 Expired: 26 May 2022
Neighbour notifications: Printed: 5 May 2022 Expired: 26 May 2022
Site notice: Posted: 12 May 2022 Expired: 2 June 2022
Press advert: Published: 10 May 2022 Expired: 31 May 2022
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Grade II
Conservation area: Didsbury St James Conservation Area 1970
Tree Preservation Order: N/A

Description of site/building

The application site is a 2-storey semi-detached residential dwelling house situated on the northern side of Wilmslow Road, west of The Grove, in the Didsbury St. James Conservation Area. It is of facing brick masonry construction with a prominent 3-storey tower on the south-eastern corner and a steep-pitched gable roof on the west elevation with characteristic black and white timberwork under the gable apex. The western elevation overlooks the only meaningful garden area within the curtilage, which shares its hedged boundary with the access road into The Grove.

It was built circa 1870 and is closely associated in age and style with the 12no. properties within The Grove which are all similarly Grade II listed. All of these buildings are listed on the basis of being rare surviving examples of domestic C19 architecture and are understood to have been built to accommodate German banking merchants living in Manchester at this time.

The western façade where the works are proposed, overlooks the garden. There is a canted bay window at ground floor with a pitched slate roof over which serves a dining room. At first floor over the bay are 2no. bedroom windows with sandstone lintels. The lintels and header-bond brickwork below on this façade exhibit obvious signs of drop and movement causing the lintels to rest on the lead flashing of the bay:



First floor window lintels over the ground floor bay window roof, showing obvious signs of drop and movement

The Clach Technical Note submitted with the application provides detail on the structural survey. It notes that a structural defect is attributed to an undersized timber trimmer joist which forms the relieving arch above the bay. Due to the poor sizing of the joist, it provides no meaningful load for the masonry wall above. The arch itself is also very crude in construction with a poor packing arrangement which appears to have compressed and progressively slipped.

Given its concealed location and inability to build a sufficiently strong arch within the same space, it is proposed the existing arrangement is removed and replaced with a new steel beam. Existing masonry would be rebuilt above the new beam, level to the first-floor window lintels.

Description of area

The surrounding area is largely residential, with 2no. public houses and a restaurant a short distance away to the south-west, Parsonage Gardens beyond and Fletcher Moss Park to the south.

Description of development

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Consultations & Notification Responses

A total of 2no. neighbours were notified of the application and a site notice publicly displayed close to the site – No comments were received.

MCC Urban Design and Conservation – Need for materials samples conditions and minimal interventions to the dining room ceiling and cornice.

Didsbury Civic Society – No comments received.

Policy

National Planning Policy Framework (2021). The revised NPPF continues to place emphasis on the three strands of sustainable development encompassing a social, environmental and economic role.

Chapter 16 (paragraphs 194-208) of the NPPF sets out the government's priorities for conserving and enhancing the historic environment.

In relation to decision-making, paragraph 194 of the Framework requires that local planning authorities receive a description of the significance of heritage assets in sufficient detail to understand the potential impact of the proposal on their significance.

Paragraph 197 requires that in determining application, local authorities should assess applications taking account of the following:

- 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.

It is considered that the proposed works within this application would meet this government objective.

Unitary Development Plan
DC19.1 – Listed buildings
DC18.1 – Conservation Areas

Manchester Core Strategy
EN3 – Heritage
DM1 – Development Management
SP1 – Spatial Principles

Issues

Impact on Listed Building and conservation area

Paragraph 199 of the NPPF (2021) requires that Local Planning Authorities give great weight to the conservation of heritage assets irrespective of the level of potential harm to its significance, be it substantial, amount to a total loss or is less than substantial whilst saved UDP policy DC19.1, requires that development proposals affecting listed buildings contribute towards their preservation and enhancement. These aims are further reflected in the guidance within saved UDP policy DC18.1 'Conservation Areas'.

The impact on the listed building and the wider Conservation Area is considered to be positive and will result in 'less than substantial harm' to the building. The works will preserve and enhance the building which, although of medium to low significance, nevertheless is an attractive addition to the street scene and by association with the 12no. group of listed buildings in The Grove. As such, the works will also achieve the aim of retaining the character of the street scene.

The alternative option, which is to do nothing, would lead to further movement and dropping of the masonry façade with the potential for further deterioration and loss of building fabric through water ingress and cracking. This in turn would harm the building itself as well as its appearance within and the character of the Conservation Area. Although not an imminent risk, the submitted Heritage Impact Assessment notes that the inevitable future scenario is the failure of this elevation.

The submitted HIA takes a conservation-led approach to the works which have been identified by a CARE-accredited Structural Surveyor.

In line with the guidance within Paragraph 194 of the NPPF, the application identifies the areas of significance associated with the site. This is assessed as having a medium to low overall significance. Paragraph 4.6 of the HIA notes that:

Whilst the half-timbering is noted in the listing as 'North German vernacular style', its applied nature and relatively small treatment area leans it away from typical examples and similar mock-Tudor buildings. 807 and fellow Grove properties are distinct as a group within the area, but their details / features, gardens and boundaries are distinctly of the area. As such the property is of some significance and provides a positive contribution to the conservation area, which is reflected in the property's Grade II listing.

Nevertheless, as an individual asset it has been assessed to have low archaeological interest, medium architectural and artistic interest, low historic interest, and neutral communal interest.

The overall value of the heritage asset is low / medium.

Details of each element of the works are set out below.

Bay window beam

To maintain the future structural integrity of the building and ensure that the appropriate load-bearing capacity support is provided, the works introduce a concealed steel beam to replace the undersized timber trimmer joist. Above the new, level, beam existing masonry will be re-instated as a masonry spandrel and rebuilt pier to the first-floor window lintels. Once completed, the visible fabric will effectively reinstate its original appearance prior to the drop and ongoing movement.

As this is an essential functional intervention that has the overall impact of preserving and enhancing the building and thus its value within the wider group of buildings in The Grove, the proposal will have a positive impact on the integrity of the building.

External Façade reinstatement

Given the internal nature of the works, and the proposal to reinstate the masonry brickwork including re-setting of lintels, matching slates, bricks including their colour and texture, mortar, and bond on a like for like basis, the impact on the external façade and visible fabric of the building will be neutral. A condition is appended on the advice of the City's Conservation Officer that samples of the materials, including the mortar mix, be provided prior to works commencing. This is appended at the end of this report.

Ground floor dining room ceiling and cornice

The technical survey report provided by the Structural Engineer and the Schedule of Works & Method Statements report, both identify that the dining room ceiling in the location above the bay window is composed of plasterboard. Surrounding the ceiling is a cornice which is assumed to be part of the original fabric of the building.

The proposed works indicate that all of the ceiling is to be removed which could risk the loss of any original fabric in this room. As the extent of workable space around the area of intervention is unknown at present, a condition is recommended on the advice of the Conservation Officer that the minimum of ceiling and cornice is removed to enable the works to proceed, in the interests of preserving the heritage asset.

Conclusion

The proposal is for essential functional structural works to preserve the building as a residential dwelling and to correct the current movement and dropping of masonry which could further damage the integrity of the building. The quality of the application is acknowledged; it follows a conservation-led approach and contains sufficient detail to identify and assess the significance of the heritage assets and the impacts of the proposed works.

The corrective works are all internal with no visibility either from the external or internal areas. Remedial works will be finished in materials to match the existing for which samples are required to be submitted, together with a condition to ensure the minimum of intervention internally to preserve the maximum original building fabric.

Based on the above, the proposal accords with saved policies within the development plan including DC18.1, DC19.1, EN3 and with Chapter 16 of the NPPF.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and

owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The proposal raised no objections on notification.

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

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received on the 14th of April 2022:

Application Form

Location Plan Ref: 9298 (01) 001

Existing Building Plans Ref: 9298 (01) 002

Existing Elevation & Sections Ref: 9298 (02) 001

Alteration Plans Ref: 9298 (01) 011

Alteration Elevation & Sections Ref: 9298 (02) 011

Proposed Plans Ref: 9298 (04) 001

Proposed Elevation & Sections Ref: 9298 (05) 001

Survey Record Drawing Ref: 071-DR-S-100

Structural Replacement of Defective Arched Opening Ref: 071-DR-S-110

Documents

Schedule of Works & Method Statement provided by Buttress Ref: 9298SoW, dated February 2022

Design, Access & Heritage Impact Statement provided by Buttress Ref: 9298DAS-HIA

Wilmslow Road S1 SE Technical Note provided by Clacha Engineering Ltd Ref: 071-807

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) Notwithstanding the details provided in the Buttress: Schedule of Works & Method Statements document, Ref: 9298SoW dated February 2022, details, to include physical samples of the materials to be used in the development including but not limited to mortar samples, new slates and bricks, plaster and leadwork, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The agreed details shall be incorporated

into the development and thereafter be retained as approved throughout the life of the development.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character, appearance and fabric of this building in accordance with policies EN1, EN3, SP1 and DM1 and saved policies DC19 and DC20 of the Unitary Development Plan.

4) Internal works to the ground floor dining room ceiling shall, as far as practicable, proceed on the basis of removing only the minimum of original fabric, including plaster and cornice, to enable the repairs to proceed. Original fabric shall be retained and reinstated together with any reproductions on a like for like basis.

Reason - To minimise the loss of original fabric to a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character, appearance and fabric of this building in accordance with policies EN1, EN3, SP1 and DM1 and saved policies DC19 and DC20 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Didsbury Civic Society

809 Wilmslow Road, Manchester, M20 2QR
17 The Grove, Manchester, M20 2RG

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 - Didsbury St James Conservation Area 1970
Area Team Boundary - Name: SOUTH