

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132900/LPL/2022
Date registered valid:	21 March 2022
Proposal:	Lawful Development Certificate for Proposed works to a listed building involving replacement roof surface
Address:	St Michael And All Angels Vicarage, Orton Road, Manchester, M23 0LH
Ward(s):	Northenden Ward
Applicant:	Mr Alex Jones Manchester Diocesan Board of Finance Church House, 90 Deansgate, Manchester, M3 2GH
Agent (if any):	
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	16 May 2022



Application details

Type of application: Cert Lawful Developmmt Prop - LB

Development type: Certificates of lawfulness

Date of site visit:

Standard consultations:

Printed: 6 April 2022 Expired: 27 April 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The Church of St Michael and All Angels is a grade II* listed building located on Orton Road, close to its junction with Moorcroft Road.

Dating from 1937, the church was designed by N.F.Cachemaille-Day. It consists of red brick in English bond with some stone dressings and topped by a star shaped concealed roof. The vicarage, which is the subject of this application, is to the south and ringed by the red circle on the image above.

Listed building: Grade II*

Conservation area: No

Tree Preservation Order: No

Description of area

The site is located in a predominantly residential neighbourhood.

Description of development

Due to water ingress, the applicants are proposing to replace the flat roof felting on the vicarage. The applicants have duly submitted a Lawful Development Certificate requesting confirmation that the proposed works are permitted development.

Consultations & Notification Responses

Urban Design and Conservation – It is presume this is to do with a failed roof. There's not much by way of existing photos or details of what the product looks like comparison to the existing. There's also mention of a GRP trim but it is not clear if this is concealed or visible. Drawings are generally quite poor.

Issues

The flat roof to the vicarage has failed and its removal and replacement is required to prevent further damage to the listed building. The flat roof above the vicarage is located behind a brick parapet and as such is not visible from the pavement. Accordingly, any replacement flat roof felting would also not be visible. The GRP trim referred to by Urban Design would be located on top of the parapet and again would not be seen from the pavement.

As the proposed roofing would be of a similar appearance and finish to that which is existing and is required to repair an ongoing problem, as well as not be visible from outside of the site, it is not considered that the works would affect the character of this listed building and as such would not require the submission of a Listed Building Consent application.



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

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

1) Approve on the basis that proposal detailed on the drawings and supporting information stamped as received on 8 February and 21 March 2022 by the City Council as Local Planning Authority, constitutes permitted development as the works proposed would not affect the

character as a building of special architectural or historic interest in accordance with the Listed Building and Conservation Areas Act 1990.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH