HOW
CELEBRATING 15 YEARS

HOW Planning LLP

40 Peter Street
Manchester M2 5GP
0161 835 1333
howplanning.com

Your Ref: PP-05071627
Our Ref: 1526/CV/LF

06 July 2016

David Lawless,
Senior Planner,
Planning, Building Control and Licensing,
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Dear David,

APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING CONSERVATORY AND ORANGERY, ERECTION OF A SINGLE STOREY EXTENSION TO FORM RESTAURANT, SELECTIVE DEMOLITION TO FACILITATE THE RE-CONFIGURATION AND REFURBISHMENT OF THE MAIN ENTRANCE LOBBY AND RECEPTION AREA, AND THE LANDSCAPING OF THE COURTYARD AREA

On behalf of GDCV Investments, HOW Planning have submitted a full planning and listed building consent application for the demolition of the existing conservatory and orangery, in addition to selective internal demolitions to facilitate the scheme, a single storey extension, the re-planning of the main entrance lobby and reception area, and the landscaping of the courtyard area at Etrop Grange Hotel, Thorley Lane, Manchester. The Planning Portal Reference is: PP-05071627.

The application is accompanied by a comprehensive suite of supporting documents and drawings (the scope of which has been agreed with the Council) as listed below:

Table 1: Submission Documents

Planning Cover Letter	HOW Planning
Heritage Statement	Cotswold Archaeology
Design and Access Statement	Edge Architects

Table 2: Submission Drawings

Site Location Plan	2016.02-EDG-00-00-DR-A-1000
Existing Site Plan	2016.02-EDG-00-00-DR-A-1001
Proposed Site Plan	2016.02-EDG-00-00-DR-A-2000
Existing Ground Floor Plan	2016.02-EDG-00-00-DR-A-1003
Proposed Ground Floor Plan	2016.02-EDG-00-00-DR-A-3001

Planning and Environmental Advisers

Partners:
Gary Halman BSc FRICS MRTPI
Richard Woodford BA (Hons) BSc BTP MRICS MRTPI
Jon Suckley MTCP (Hons) MRTPI
Richard Barton BSc (Hons) MA MRTPI
Fiona Woodford
Julie Halman

Associates:
Keith Jones BA (Hons) MSc MRTPI
Conor Vallelly MTCP MRTPI

HOW Planning LLP
Registered Office: 40 Peter Street, Manchester M2 5GP
Registered in England and Wales Registered Number: OC318465
HOW Planning LLP is a Limited Liability Partnership
Any reference to Partner means a member of HOW Planning LLP

Proposed Ground Floor Plan	2016.02-EDG-00-00-DR-A-3002
Existing First Floor Plan	2016.02-EDG-00-01-DR-A-1004
Proposed First Floor Plan	2016.02-EDG-00-01-DR-A-3003
Existing Second Floor Plan	2016.02-EDG-00-02-DR-A-1005
Proposed Second Floor Plan	2016.02-EDG-00-02-DR-A-3004
Existing Third Floor Plan	2016.02-EDG-00-03-DR-A-1006
Proposed Third Floor Plan	2016.02-EDG-00-03-DR-A-3005
Existing Basement Floor Plan	2016.02-EDG-00-B1-DR-A-1002
Proposed Basement Floor Plan	2016.02-EDG-00-B1-DR-A-3000
Existing Roof Plan	2016.02-EDG-00-R1-DR-A-1006
Proposed Roof Plan	2016.02-EDG-00-R1-DR-A-3006
Existing South East Elevation	2016.02-EDG-ZZ-Z1-DR-A-1008
Existing South West Elevation	2016.02-EDG-ZZ-Z1-DR-A-1009
Existing North West Elevation	2016.02-EDG-ZZ-Z1-DR-A-1010
Proposed South East Elevation	2016.02-EDG-ZZ-Z1-DR-A-3007
Proposed South West Elevation	2016.02-EDG-ZZ-Z1-DR-A-3008
Proposed North West Elevation	2016.02-EDG-ZZ-Z1-DR-A-3009
Proposed Section A-A	2016.02-EDG-ZZ-Z1-DR-A-3010
Proposed Section B-B	2016.02-EDG-ZZ-Z1-DR-A-3011

The documents and drawings have been successfully submitted digitally via the Planning Portal. The Design and Access Statement will follow in the post on a CD, in addition to one hard copy of every document and drawing submitted. A cheque for the planning application fee of £1,155 (using a GEA of 167sqm) for the total additional proposed floor space) has also been enclosed.

Site Description and History

Etrop Grange Hotel is located off Thorley/Bailey Lane, Woodhouse Park, in south Manchester. The total site area is 0.5ha (1.18 acres). Manchester Airport is in very close proximity, just 0.6km to the south of the site. Associated car parks are immediately to the south, and to the east is an office building named Kingsley Hall. Painswick Park is to the north of the site.

Etrop Grange was known as Moss House but was locally known as Moss's Folly by the older residents of the area. A schoolteacher called William Moss originally built the House for his wife in 1780.

In 1958 the two top floors were let out to airhostesses from Manchester Airport. The top floor was once servant's quarters, and an extension to the original building was built in the Victorian era. In 1984 it was sold to new residents who lived on the top floor. They renamed their home Etrop Grange after a local area called Etrop Green, which is now the car park located between Etrop Grange and Terminal 2 of Manchester Airport.

The lower level of Etrop Grange was opened up as a restaurant on the 13th November 1985. The following year, after sympathetic restoration the first three bedrooms were ready to receive guests. The White Lodge Extension (now rooms 16, 17, 18, 19, 20, 21, 22) opened in September 1991 and the Coach House opened in November 1991, bringing the hotel up to 26 bedrooms.

The final 26 new bedrooms were opened in 1998, (now 64 bedrooms). In July 2013 Etrop Grange was acquired by Squire Hotels.

The Main Grade II listed Georgian Building is of load bearing brick construction and comprises of 5 storeys – Basement, Ground, First, Second and Attic floor. The imposing structure dominates the corner plot and the surrounding buildings. The former Coach House buildings also located on the site are of load bearing brick construction, which comprise of 3 Storeys - Basement, Ground and First Floor with the basement level being hidden from view due to the topography of the site.

Listed Building Status

The building is listed with Grade II status. The listing text is below:
SJ88NW BAILEY LANE, Woodhouse Park 698-1/11/849 Etrop Grange 18/12/63
(Formerly Listed as: BAILEY LANE, Ringway (North side) Moss House)
II
House, now hotel. Probably later C18; altered. Red brick in Flemish bond with sandstone dressings and slate roof. Double-depth plan with shallow back extension and later addition to this. Palladian style on small scale. Three storeys, 1:3:1 bays, symmetrical, with pedimented centre breaking forwards slightly, stone plinth, modillioned eaves cornice and pediment. Central round-headed doorway (up 3 steps) with pedimented Tuscan pilaster doorcase, fanlight with renewed radiating tracery; tall sashed windows at ground and 1st floors with prominent raised sills and flat-arched heads with large keystones; square windows at 2nd floor, with raised sills. Gable chimneys. Left gable wall rebuilt c.1900; right-hand gable wall has some cross-window casements. Rear: stair-window with intersecting tracery. Interior: dog-legged staircase with open-string, 3 turned balusters per tread (all those above 1st flight recently restored), mahogany handrail; otherwise, altered.

Internally, the building (including roof and basement) has undergone extensive alteration, as shown by the Planning History set out in Table 3. This has resulted in there being very little original interior fabric or fittings within the building. Externally, there have been a number of extensions to the original building.

The Heritage Statement prepared by Cotswold Archaeology documents and evaluates these features, and any impact on the Grade II Listed Building. The Statement concludes that the proposals to demolish two 20th-centry conservatories, and to replace them with a new single storey extension, are not considered harmful to the significance of the building.

Pre-Application Process

Prior to the application being submitted, pre-application discussions were undertaken with the Planning Case Officer (David Lawless) and the Conservation, Heritage and Design Officer (Paul Mason) of Manchester City Council to inform the submitted scheme and to ensure its overall compliance with the Development Plan. Discussions began in April 2016, whereby the principle was agreed. The submission requirements for validation were agreed in early May 2016, followed by a site visit on 9th May attended by HOW Planning, Edge Architects and Manchester City Council.

Feedback received following the site visit indicated that design revisions were required to the extension, and so Edge Architects drew up a revised scheme seeking to address this concern. Final detailed comments were received from Manchester Council advising that the footprint and contemporary design were acceptable in principle. However, it was considered that a number of further minor amendments were required. These comments have been fully addressed in the submitted scheme.

Relevant Planning History

The relevant planning history at the site is set out at Table 3. Whilst these applications are not directly relevant to the proposed development, they outline a series of alterations to the hotel to facilitate its growth over time.

Table 3: Planning History

Application Reference	Description	Decision	Date
078188/AO/2006/S2 078189/LO/2006/S2	LISTED BUILDING CONSENT Installation of various external signs (2 illuminated) to comply with health and safety and disabled access requirements	Approved	12/01/2006
073977/AO/2004/S2 073990/LO/2004/S2	LISTED BUILDING CONSENT installation of a total of sixteen name signs (two illuminated) on the property and within the grounds.	Refused	19/11/2004
053706/AO/SOUTH3/98 053707/LO/SOUTH3/98	LISTED BUILDING CONSENT 3 No. free standing floodlit name signs	Approved	22/01/1998
051017/FO/SOUTH3/96 051869/LO/SOUTH3/97	LISTED BUILDING CONSENT Single storey rear extension to form furniture and beer store	Approved	10/04/1997
051861/FO/SOUTH3/97 051862/LO/SOUTH3/97	LISTED BUILDING CONSENT Construction of a single storey lean-to conservatory extension to front and side of the White Lodge	Approved	09/04/1997
049906/FO/SOUTH3/96 049907/LO/SOUTH3/96	Alterations to existing ground floor conservatory	Approved	15/05/1996
046793/FO/SOUTH3/94 047287/LO/SOUTH3/95	LISTED BUILDING CONSENT Ground floor conservatory extension with basement storage and toilet accommodation	Approved	17/02/1995
043901/FO/SOUTH3/93	Erection of a freestanding timber shelter for car park attendant	Approved	09/07/1993
041203	Extensions to basement, ground, first and second floors to provide 31 additional bedrooms after demolition of conservatory	Approved	20/03/1992
41202	LISTED BUILDING CONSENT Demolition of conservatory and extensions to form additional bedrooms	Approved	20/03/1992
37002	RESERVED MATTERS Details of design, external appearance, means of access and landscaping for two storey rear extension to provide an additional 28 bedrooms and ancillary	Approved	29/05/1990

	accommodation approved in outline under Ref. F35289 granted on 25.1.90		
35289 35290	LISTED BUILDING CONSENT Two storey rear extension to provide an additional 28 bedrooms and ancillary accommodation	Approved	22/09/1989
33160 33161	LISTED BUILDING CONSENT Construction of single storey rear extension to form new entrance including ramped access, and provide reception area and toilets, including disabled persons facilities	Approved	16/12/1988
30269	Change of use of second floor from proprietors flat to four guest bedrooms	Approved	02/11/1987

Description of Development

The formal description of development for the Full Planning Application and Listed Building Consent is as follows:

"Demolition of existing conservatory and orangery, erection of a single storey extension to form restaurant, selective demolition to facilitate the re-configuration and refurbishment of the main entrance lobby and reception area, and the landscaping of the courtyard area"

The rationale for the proposals is consistent with the history of the expansions outlined above. Etrop Grange Hotel's business is growing with increasing demand and the applicant would like to ensure that a high standard is kept across the hotel including an upgrade to the food and beverage offer. The proposals would, first and foremost, provide the hotel with an updated restaurant and bar area proportionate to the customer base. It will also facilitate an enriched customer experience as they enter the hotel and use the ancillary services, increasing the likelihood of return visits and continuous business.

Use and Amount

The site edged red comprises 0.5ha (1.18 acres). The proposed single storey extension to the existing hotel (Use Class C1), has a Gross External Area (GEA) of approximately 167sqm. This will contain the new restaurant and bar area. No car parking will be affected by this extension.

Layout

The erection of a brick single storey side extension is proposed to adjoin the Grade II listed building. The existing main entrance lobby and reception area will be altered by removing sections of walls, including the fireplace & chimney (ground floor only) to create a new lounge area and the visual link to the new restaurant and bar area. The courtyard area will externally join the existing buildings and the new building together.

Scale

The proposed extension will be single storey and set back from the main Grade II listed Georgian Façade. It will be sited in the location of the existing conservatory and orangery which are proposed to be demolished. The new building will have a flat roof. On the main elevation, a shadow gap is proposed where the proposed building meets the existing, which will create a sympathetic junction between new and old.

Landscaping

The proposed new courtyard will be enclosed by the proposed extension, forming a new 'outside room' that will create an intimate space for year round functions. Most of the existing landscaping will be retained within the courtyard area, with only the hard landscaping being reconfigured to create additional seating areas.

Appearance

The new extension will be constructed using a brick that is best suited and matched with the brick found on the original Listed Building. New frameless single sheet double glazed windows with glass to glass corner details are proposed to be used which will provide a crisp, contemporary detail contrasting those found on the original Georgian building. Large bi-folding doors opening out onto a raised patio within the new courtyard are proposed.

Glazed rooflights will be installed within the flat roof of the new extension which will allow adequate natural lighting. These rooflights will be hidden from view behind the raised parapet.

All materials have been carefully chosen using the colour palette of the original building, allowing the new extension to sit sympathetically with the original Georgian building. These details, as provided in the submitted Design & Access Statement, have been decided upon in consultation with Manchester City Council.

Appraisal of Proposals against Local Planning Policy

This Section summarises and appraises the proposals against the Local Policy relevant to the Planning Application being submitted.
The site is located within the administrative area of Manchester City Council. The relevant Development Plan comprises:

- The Manchester Core Strategy 2012 to 2027 (adopted July 2012); and
- The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995).

The UDP Proposals map identifies the site as unallocated, but within the Wythenshawe district, making development susceptible to Policy EC10 (Employment - Wythenshawe) and H7 (Housing – Wythenshawe). Neither of these policies are relevant to the proposals.

Core Strategy

The Listed status of the building means that Policies EN3 and CC9 are of relevance to the proposals, as set out below.

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 of the City Centre.

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

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

The proposals preserve the character and setting of the Listed Building, and are necessary for the business to grow with demand, keeping the heritage asset in use. Regular liaison and discussions with the heritage consultant and the Council have ensured that all works and materials are sensitive to the Listed Building. To reference the Heritage Statement, the extension will be subservient to the historic building, and the assessment has identified no heritage constraints that preclude the current proposals. The proposals are therefore in compliance with Policy EN3.

Policy CC9 – Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

As expanded upon in the submitted Design and Access Statement, the design of the extension has evolved through pre-application discussions with Manchester City Council to be of a high standard sensitive to the Listed Building. The proposals will complement the function and form of the existing hotel, and are therefore in compliance with Policy CC9.

Policy DM1 – Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- *Appropriate siting, layout, scale, form, massing, materials and detail.*
- *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.*
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.*

- *Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.*
- *Community safety and crime prevention.*
- *Design for health.*
- *Adequacy of internal accommodation and external amenity space.*
- *Refuse storage and collection.*
- *Vehicular access and car parking.*
- *Effects relating to biodiversity, landscape, archaeological or built heritage.*
- *Green Infrastructure including open space, both public and private.*
- *The use of alternatives to peat-based products in landscaping/gardens within development schemes.*
- *Flood risk and drainage.*
- *Existing or proposed hazardous installations.*

Pre-application discussions with the Council have informed the details of the proposals, ensuring that they have been designed to have appropriate siting, layout, scale, materials and detail. The proposals have regard to the character of the surrounding area, and have no significant impact on the existing building, as assessed in the submitted Heritage Statement. Compliance with all other aspects required by Policy DM1 is expanded upon within the Design and Access Statement.

Guide to Development in Manchester SPD

The SPD sets out a number of design, accessibility and environmental principles that all development should adhere to. The proposals adhere with all relevant principles and are therefore compliant with the Guide to Development in Manchester SPD.

Appraisal of Proposals against National Planning Policy

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and consolidates previous national planning guidance. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of planning and transport whilst focussing development in the most appropriate locations, thereby protecting and enhancing the environment. The NPPF forms a weighty material consideration in the determination of the application.

A Sustainable Development

Central to the NPPF is the presumption in favour of sustainable development as set out in Paragraph 14:

For decision-making this means:

- *"Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
    - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
    - *specific policies in this Framework indicate development should be restricted".*

Paragraph 19 highlights the Government's commitment to ensuring that the planning system actively supports sustainable economic growth and that it does not act as an impediment to sustainable growth. The NPPF places significant weight on the need to support economic growth.

The development proposals accord with the Development Plan in its entirety, and will allow for the growth of the existing hotel in line with demand and their business plan. Strategically located to serve Manchester Airport, it is imperative that the Hotel makes efficient use of the land to enable them to continue supporting the growth of the Airport and the wider region.

The expansion of the restaurant and bar area will have the potential to increase the number of jobs available at the Hotel, benefitting local communities. The Etrop Grange Hotel offers higher end accommodation -close to the airport, and the rationale behind the proposals is to enable the Hotel to enhance the customer experience, which will in turn give a better overall impression of Manchester to incoming tourists and businesspersons.

In line with the commitment outlined in Paragraph 19 of the NPPF above, the proposals facilitate sustainable economic growth in the local area, delivering a number of planning benefits. It has been demonstrated that the benefits outweigh any adverse impacts of granting permission, and so Paragraph 14 is fully engaged.

Heritage

The NPPF places great importance on the preservation of heritage assets, and so the following paragraphs are relevant:

Paragraph 131 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.*

With regards to the first bullet point, as set out above, the proposals to expand the ancillary uses of the hotel are put forward in order to allow the Hotel to grow and to better the customer experience. In line with Paragraph 131, the updating of the Hotel would sustain the existing use of the heritage asset as viable. The increased custom would in turn increase spending in the local area, making a positive contribution to the community and facilitating the growth of Manchester Airport, in line with the second bullet point. The replacement extension proposed is not considered harmful to the significance of the historic building, and appropriate design measures have been identified to ensure the proposed development reflects the character of the historic building. The proposals will therefore make a positive contribution to local character, as outlined in the third bullet point above.

Paragraph 132 advises that 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. The more important the asset, the greater the weight should be.

In addition to the National Planning Policy Framework, Section 66(1) of the Planning (and Listed Buildings and Conservation Areas) Act 1990 states that decision makers must have *"special regard to the desirability*

of preserving the building or setting or any features of special architectural or historic interest which it possesses."

A Heritage Report is included within the application that describes the significance of the heritage asset affected, to a level of detail proportionate to the assets' importance. The proposed extension is within the existing building profile and the design has evolved following consultation with Manchester City Council to enhance the relationship between the original house and proposed extension. Consequently, the report concludes that the internal re-modelling and extension will have only a minor impact on existing listed fabric, and therefore the development proposals lead to less than substantial or significant harm to the Listed Building.

Paragraph 134 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.

It is important to note that the Heritage Statement concludes that the important elements of the historic building are preserved and the significance of the building is not harmed. However, should the public benefits balance be engaged, the benefits as outlined demonstrably outweigh any harm that the development might give rise to.

Summary

In summary, the proposals are fully compliant with the Development Plan and National Planning Policy. The impact on the Listed Building is demonstrated to be less than significant and the proposed development will deliver a number of public benefits including increased spending in the local area and retaining the building in use. These considerations should be afforded significant weight in the determination of this planning application.

The NPPF promotes a presumption in favour of sustainable development, and as demonstrated the proposals are sustainable in economic, environmental and social terms. The application fully accords with the Development Plan for the area, and as such it is respectfully requested that the Council grants planning permission.

Best regards,



Louisa Fielden
Graduate Planner
Direct Dial: 0161 831 5882
Email: louisa.fielden@howplanning.com