

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143738/LO/2025

Date registered valid: 14 August 2025

Proposal: Listed Building Consent for Internal work to replace existing gas boiler, radiators and pipework with new electrical boiler and electrical wall and ceiling heaters including the necessary small power electrical infrastructure to support the upgraded heating system.

Address: Farm Centre, Heaton Park, Middleton Road, Manchester, M25 2SW

Ward(s): Higher Blackley Ward

Applicant: Mr Tony Jones, Manchester City Council

Agent (if any): Mr Steve Kendall, Buttress

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 September 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 22 August 2025

Standard consultations: Printed: 21 August 2025 Expired: 12 September 2025

Neighbour notifications: No neighbour notifications have been printed and sent.

Site notice: Posted: 22 August 2025 Expired: 13 September 2025

Press advert: Published: 26 August 2025 Expired: 16 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

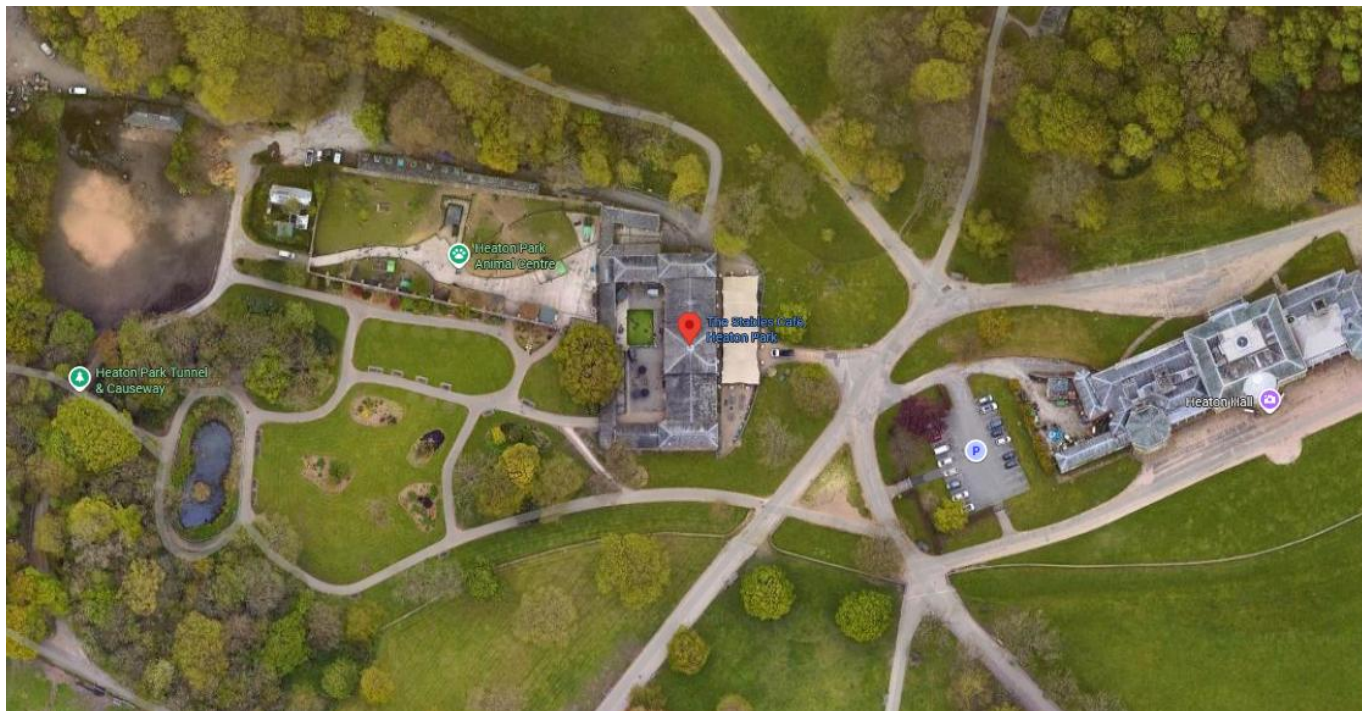
Conservation area: Not applicable

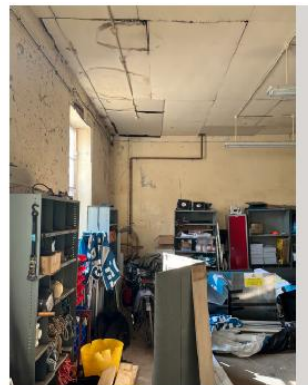
Tree Preservation Order: Not applicable

The application relates to the Grade II listed former stables building to the northwest of Heaton Hall located in Heaton Park (Grade II listed park and garden) in the Higher Blackley ward of Manchester.

Erected between 1777 and 1789 for Sir Thomas Egerton, the building was designed by architect Samuel Wyatt and is constructed with red brickwork in Flemish bond with sandstone dressings and hipped slate roof. The building features an extended U-shaped plan formed by a long main range with receding wings set out across one and two storeys with symmetrical windows. Its central two-storey entrance block features a giant round-headed entrance arch (upper portion filled by Diocletian window) and is flanked by pedimented bays which break forwards slightly, featuring 1st floor bands with 12-pane windows at ground floor level and low 6-pane windows above, all with flat-arched heads, with an octagonal clock turret on the roof. The single storey side ranges feature similar 12-pane tilting casements, whilst the two-storey wings (former coach-houses) feature giant round-headed arches with 20th century double doors and Diocletian windows above. The building's through-passage features a segmental-headed doorway in each side, both with fielded panel double doors, and is flanked by rounded-headed 12-pane sashed windows. The rear of the building is similar to the front except for the south range which has been altered by the insertion of a doorway and additional fire escapes.

Internally, the building is contemporary in feel with a mixture of modern wall linings and exposed brickwork, tiled surfaces, and exposed surfaces. The original exposed trusses and painted sliding sash windows remain intact.





Description of development

The applicant is seeking Listed Building Consent for internal work to replace existing gas boiler, radiators and pipework with new electrical boiler and electrical wall and ceiling heaters including the necessary small power electrical infrastructure to support the upgraded heating system.

Consultations & Notification Responses

No representations received from local residents.



Submitted location plan

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- ## - Policy DC19 – Listed Buildings

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

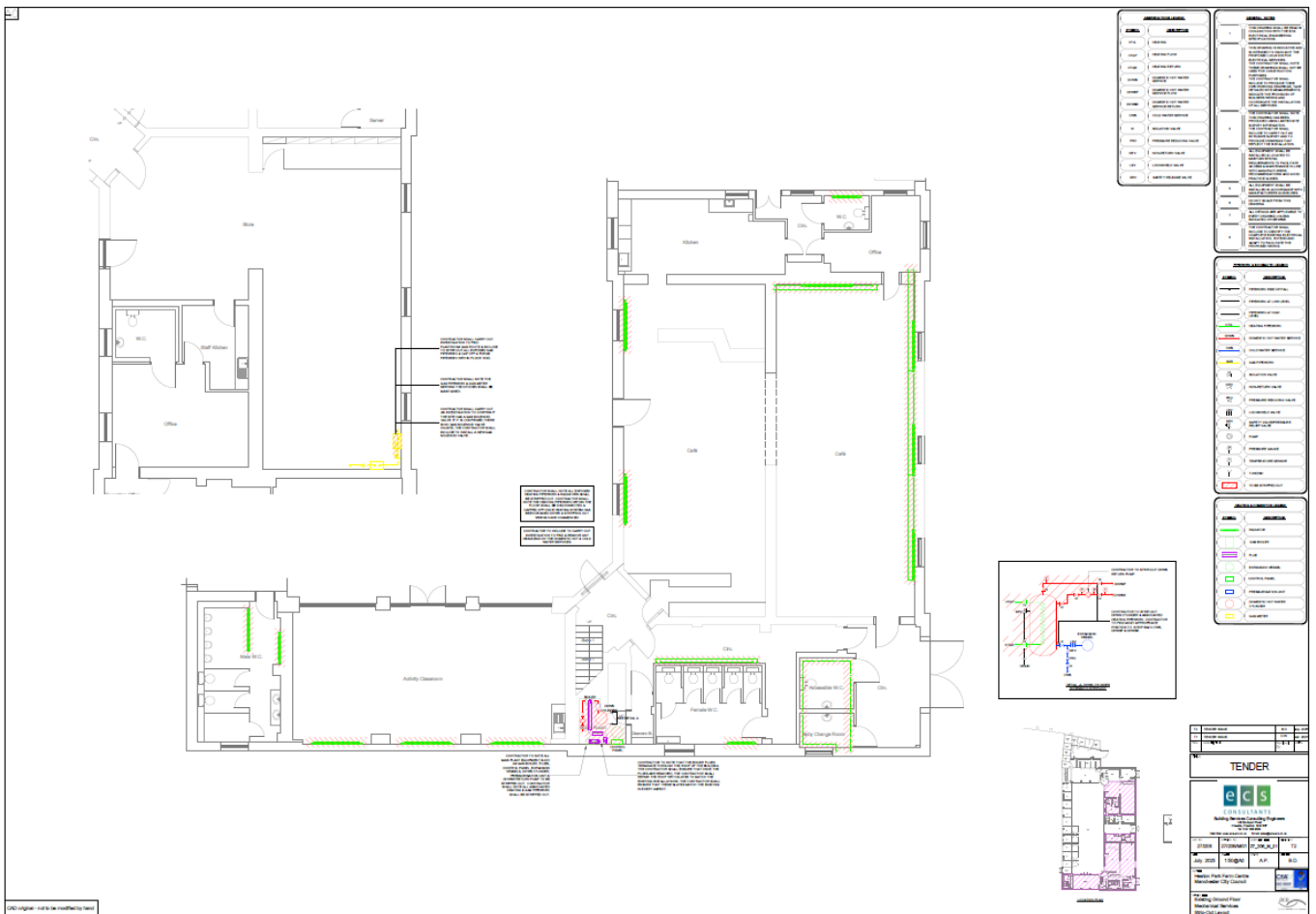
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 - Heritage

The National Planning Policy Framework (NPPF, 2024)

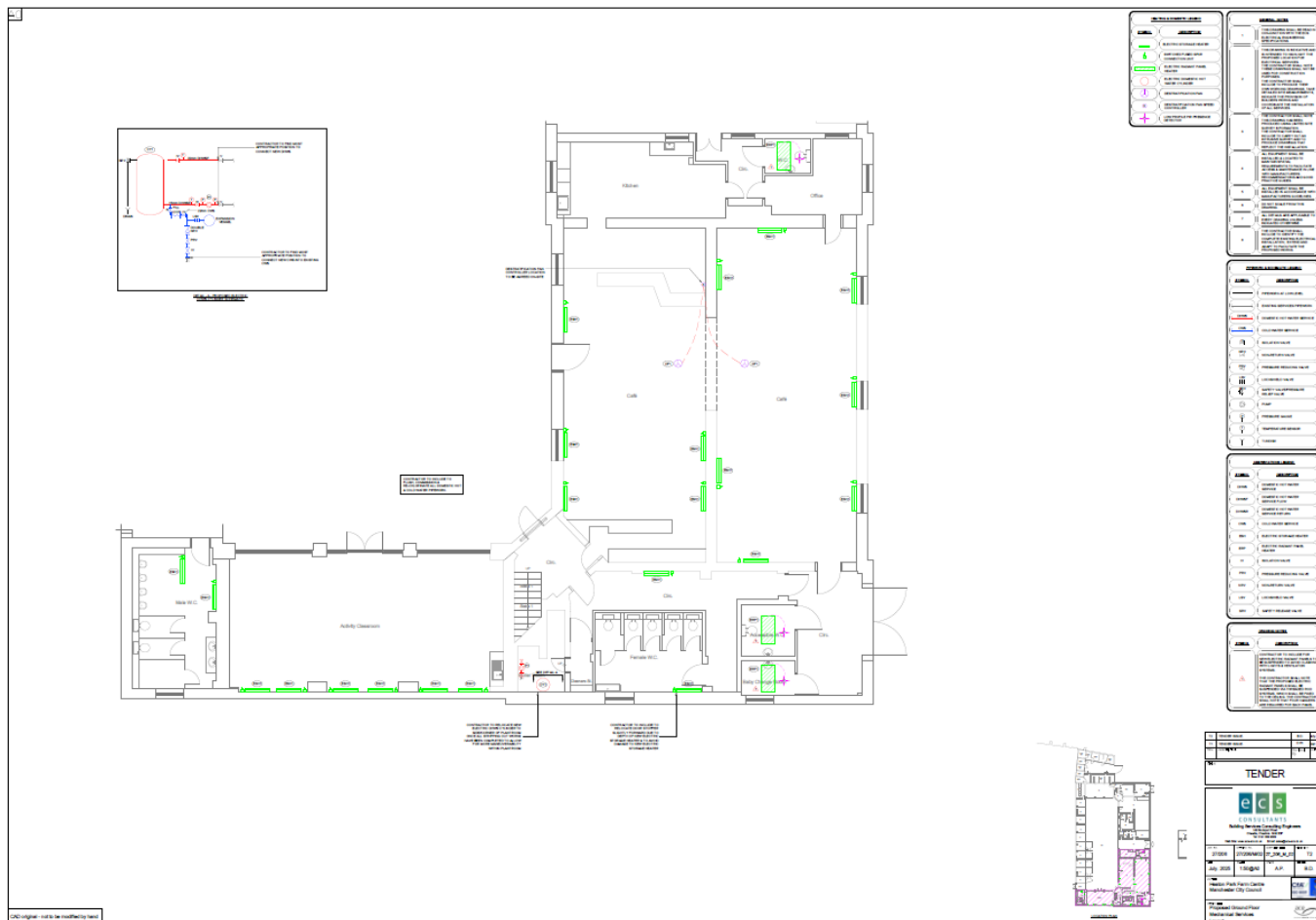
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage



Submitted existing ground floor plan – mechanical services strip-out layout



Submitted proposed ground floor plan – mechanical services layout

Issues

Principle – the principle of the proposal, to undertake internal alterations to the listed building including the removal of the existing gas boiler, radiators, and pipework followed by their replacement with a new electric boiler, electric wall and ceiling heaters and associated electrical infrastructure to support the upgraded heating system, is acceptable, however careful consideration of the proposal's impact upon the fabric, character and significance of the listed building is required as well as its impact upon the visual and residential amenity of the area

Description of works - the submitted Design and Access Statement, and supporting documentation, sets out the details of the proposed works to the listed building. These include:

- Removal of the existing gas boiler and associated gas pipework on the ground floor, replacement with an energy-efficient electric boiler in same room.
- Replacement of existing wet system of wall mounted radiators (modern additions) with white flat panel electric wall heaters, positioned in same locations. Existing fixings into external walls will be reused, where possible. Where not possible, fixings into mortar joints will be provided. Any redundant fixings holes are to be repaired with lime plaster and repainted.
- Reuse of existing cable runs and new painted timber skirting trunking to accommodate upgraded electrical infrastructure within café.
- Installation of radiant ceiling panels in accessible toilet facilities, fixings to match existing.
- Installation of electrical distribution board within Store Room.

- Removal of boiler flue and subsequent 'making good' of the roof.
- Installation of 2no. destratification fans within café.

Impact upon the character and fabric of the listed building – the requirement to preserve or enhance the setting of the listed building is key within policy EN3 of the Manchester Core Strategy, saved policy DC19 of the UDP and policy JP-P2 of the Places for Everyone joint development plan document, along with the objectives of the NPPF. As such, any new development must seek to retain the character of the site through careful detailing and the use of replica or compatible materials.

In terms of the impact that the proposal would have upon the character and fabric of the listed building, the removal of the existing gas boiler, radiators, and pipework, and their replacement with a new electric boiler, electric wall and ceiling heaters together with associated electrical infrastructure is considered acceptable as the proposal would be less harmful to the listed building than the current installation and would make efforts to minimise harm (e.g., through the reuse of existing cable runs) as well as remove previous negative interventions (e.g., through the removal of the existing boiler flue).

The interventions have been carefully designed to respect the historic character and fabric of the building, which retains limited internal historic detailing beyond exposed roof trusses, brickwork, and original sash windows. The replacement of modern wet system radiators with flat panel electric wall heaters will be undertaken using existing fixing points where possible, and new fixings will be sensitively located within mortar joints to avoid damage to historic brickwork. Redundant fixings will be repaired using lime plaster and repainted to match existing finishes. The introduction of radiant ceiling panels in toilet areas and the installation of discreet painted timber skirting trunking to house electrical infrastructure has been selected over more intrusive alternatives, such as PVCu trunking or underfloor heating, which were discounted due to their visual and physical impact on the historic setting.

The installation of 2no. destratification fans to circulate warm air within the café is acceptable in principle, however, further details of their location, positioning, and method of affixing will need to be secured via condition in order to ensure their impact upon the listed building is acceptable.

The works would also have the potential to be reversed if required in the future. The internal areas affected are of low significance and make a limited contribution to the overall heritage value of the asset. The removal of redundant plant and services will improve the legibility of surviving historic features and enhance the building's functionality without compromising its architectural or historic interest. The impact of the proposals is therefore assessed as neutral to slight, with a minor beneficial effect through the sensitive integration of new services.

With the above details and justification in mind, and subject to additional secured by conditions; the application is supported on heritage grounds. The proposed works are considered to maintain the appearance of the Grade II listed asset and have been designed with appropriate weight given to the special significance of the designated asset, pursuant to policy EN3 of the Core Strategy, saved policy DC19 of the UDP, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the NPPF.

Moreover, it should be noted that any perceived harm caused as a result of the proposed works would arguably be outweighed by the public benefits that would be experienced, including environmental benefits such as reduced carbon emissions and improved energy efficiency, and improved thermal comfort for staff and visitors which would also secure the retention, maintenance and continued use of the building, thereby according with policy DC19 of the UDP.

Visual amenity – the proposed works are predominantly internal except for the removal of the existing boiler flue. The removal of the existing boiler flue, which currently projects through the roof, will be sensitively repaired using matching natural slate (samples secured via condition), ensuring no visual disruption to the roofscape or the architectural integrity of the listed building. As such, the proposal is not considered to have an adverse impact upon the visual amenity of the area and would improve the external appearance of the building through the removal of previous negative interventions.

Residential amenity – the site is located within Heaton Park, a large public open space, and is not in close proximity to residential dwellings. The nature of the works, being predominantly internal with minimal external alterations, should ensure there is no adverse impact upon the residential amenity of the area. Any construction-related disturbance will be temporary and managed through standard working practices.

Conclusion – as any harm caused by the proposed works is considered to be ‘less than substantial’, paragraph 214 of the NPPF requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use.

In the context of the NPPF and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the scheme strikes a balance between the impact of the changes of the significance of the building, and the public benefits and, where there is harm, this would be less than substantial.

It is considered for the reasons outlined above that the overall approach to the proposed works to the Farm Centre at Heaton Park would have an acceptable impact upon the character and historic fabric of the listed building.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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

1) 3-year time limit:

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) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents:

'Proposed Ground Floor Electrical Services Layout', numbered '27/206/E/01 REV T4', received by the City Council as Local Planning Authority on the 14th August 2025.

'Proposed Ground Floor Mechanical Services Layout', numbered '27/206/M/02 REV T2', received by the City Council as Local Planning Authority on the 14th August 2025.

'Proposed Low Level Service Boxing', numbered '10118BA-ZZ-00-DR-A-(27)004 REV P1', received by the City Council as Local Planning Authority on the 14th August 2025.

'Existing Ground Floor Mechanical Services Strip-Out Layout', numbered '27/206/M/01 REV T2', received by the City Council as Local Planning Authority on the 14th August 2025.

'Heaton Hall Stables Café. Design, Access + Heritage Statement', received by the City Council as Local Planning Authority on the 14th August 2025.

'Destratification fan schedule', received by the City Council as Local Planning Authority on the 14th August 2025.

'Electric hot water cylinder schedule', received by the City Council as Local Planning Authority on the 14th August 2025.

'Electric radiant panel heater schedule', received by the City Council as Local Planning Authority on the 14th August 2025.

'Electric storage heater schedule', received by the City Council as Local Planning Authority on the 14th August 2025.

'Hot water pump schedule', received by the City Council as Local Planning Authority on the 14th August 2025.

'Mechanical services specification', received by the City Council as Local Planning Authority on the 14th August 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Slate sample:

Prior to works commencing to remove the flue, a sample of the slate to be used in the repair of the roof shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall be constructed only using the approved materials.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policy EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

4) Roof repair works:

a) Within one month of commencement of the works hereby approved, confirmation of the scope and detail of the repair works to 'make good' the underside of the roof following the removal of the flue shall be submitted to the City Council as Local Planning Authority.

b) Any required changes to the details of the proposed repair works, following their assessment by the City Council as Local Planning Authority, shall be made within a further one-month period and again submitted to the City Council as Local Planning Authority; those changes shall continue until the final details of the works have been assessed and agreed.

c) The agreed details shall then be approved in writing by the City Council as Local Planning Authority and the repairs to 'make good' the underside of the roof shall then be finished in accordance with the agreed details within a further 12-month period.

Reason – To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

5) Destratification fans details:

Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the installation of the destratifications fans, details of their location, positioning and method of affixing, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall be carried out in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policy EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Green Belt Land - Green Belt Area (LDF)

Green Belt Land - Greater Manchester Green Belt Local Plan 1984

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA