MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142908/LO/2025
Date registered valid:	8 May 2025
Proposal:	Listed Building Consent for installation of roof mounted solar photovoltaic system comprising of 28no. solar modules.
Address:	Dene House (Emmanuel Centre), Dene Road, Manchester, M20 2GU
Ward(s):	Didsbury West Ward
Applicant:	Ms Mckendrick
Agent (if any):	Mrs Chloe Reganaz, Geo Green Power Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**26 June 2025**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 20 May 2025

Standard consultations: Printed: 15 May 2025 Expired: 6 June 2025

Neighbour notifications: Printed: 15 May 2025 Expired: 6 June 2025

Site notice: Posted: 20 May 2025 Expired: 11 June 2025

Press advert: Published: 20 May 2025 Expired: 11 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to the Emmanuel Centre of Dene House, a modern part-single / part-two storey unlisted building (constructed around 2003), forming part of the Nazarene Theological College in the Didsbury West ward of Manchester. The building itself is predominantly oriented north to south and exhibits a T-shaped footprint linking to the adjacent unlisted Dene Cottage located to the east. It is constructed of redbrick and timber cladding with a red tiled part-pitched / part-flat roof, with gable end roof forms to the north, east, south, and west, light-grey framed windows throughout and dormer windows on the east and west-facing roof slopes.

In terms of its setting, the building sits adjacent to 3no. other Nazarene Theological College buildings including the Grade II listed White House (listed 20 June 1988) with its associated Grade II listed rear boundary wall and steps (also listed 20 June 1988), Dene Cottage (a non-designated heritage asset consisting of an early 20th century light red brick building) and Hurlet House (another potential non-designated heritage asset located west of White House). The site is not located within a conservation area, however, does affect the setting of a listed building as outlined above.

The site is bounded by mature trees, many of which are protected, to its Dene Road frontage to the north, residential properties to its east and southeast, Didsbury Golf Club to the south, and mature trees to the west. Beyond the curtilage of the site, the area is predominantly residential in terms of its character, consisting of mid-20th century to early 21st century detached and semi-detached dwellinghouses, such as those situated along the cul-de-sac known as Dene Park to the east.


Nazarene
Theological College
Recently viewed
JB Maclagan
church complex
Dene Rd
Dene Park


NTC
Nazarene Theological College









Description of development

The applicant is seeking Listed Building Consent for the installation of roof mounted solar photovoltaic system comprising of 28no. solar modules.

Planning history

116297/FO/2017 - Erection of a single-storey side extension to provide additional dining room accommodation, toilets and a store – Approved (06.11.2017).

122368/FO/2019 - Alterations to existing external levels, construction of new walkway/ramped access to dining room and installation of external door and canopy to conference room – Approved (02.06.2020).

122369/LO/2019 - Listed Building Consent for alterations to existing external levels, construction of new walkway/ramped access to dining room and installation of external door and canopy to conference room – Approved (02.06.2020).

124553/LO/2019 - LISTED BUILDING CONSENT Alterations to stone steps to north west corner, and construction of raised metal walkway to provide access to dining room and conference room within the Rose Garden – Approved (02.06.2020).

CDN/22/0341 - Discharge of conditions 3 (materials of door) and 4 (method statement for door) from listed building consent reference 122369/LO/2019 – Approved (20.07.2022).

CDN/23/0122 - Application to discharge conditions 3 (walkway method statement) and 4 (wall repair) attached to Listed Building Consent 124553/LO/2019 – Approved (18.04.2023).

Consultations & Notification Responses

No representations received from **local residents**.

Manchester Airport Safeguarding Team made no objection to the development.

Policies

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

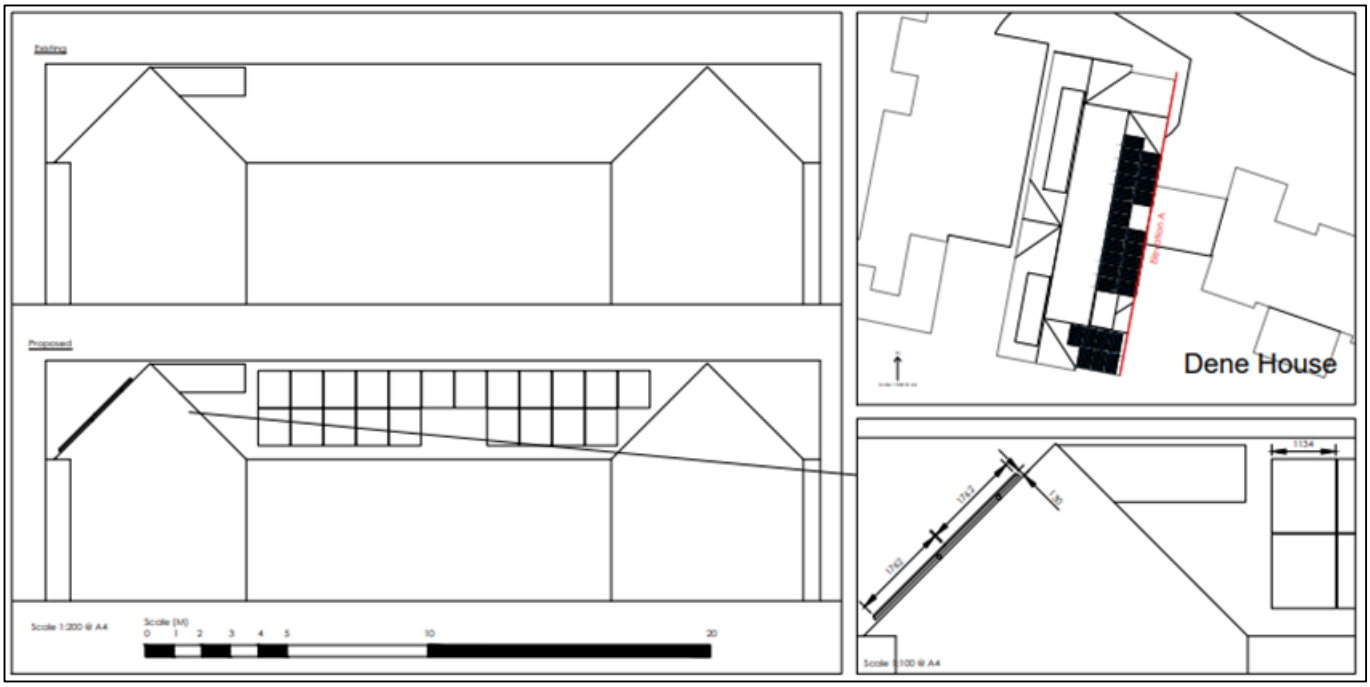
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC19 – Listed Buildings

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
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbo Development

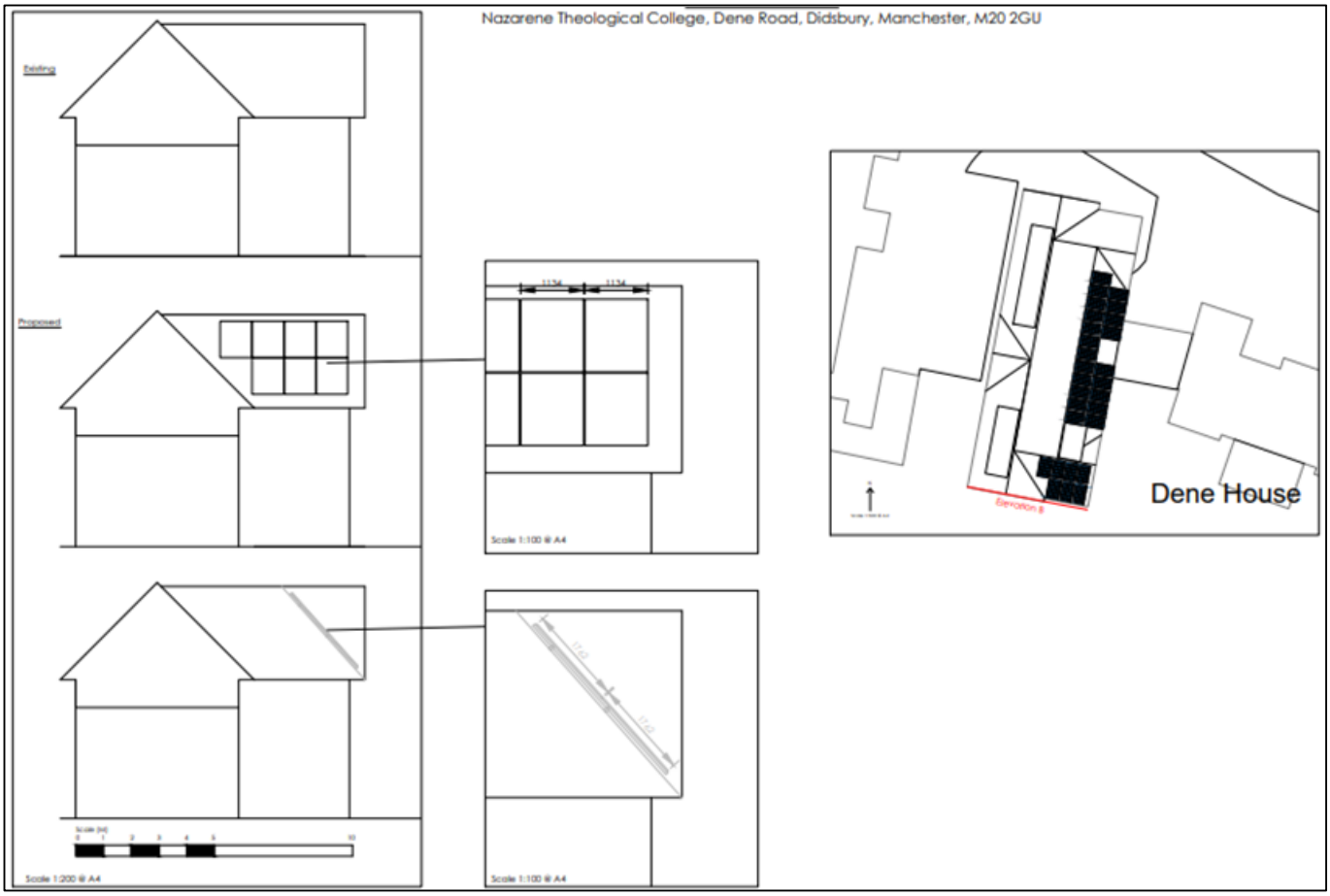
The National Planning Policy Framework (NPPF, 2024)
- Chapter 2 – Achieving Sustainable Development
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

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 proposed plans and elevations



Submitted proposed plans and elevations

Issues

Principle – the principle of retrofitting the Emmanuel Centre at Dene House through the installation of roof-mounted photovoltaic (PV) in order to lessen the property's carbon footprint through an increased use of renewable / green energy sources is acceptable given the Council's commitment to reducing the carbon emissions of the city and reaching its net zero-carbon target by 2038. The proposal therefore accords with policies SP1 and EN4 of the Manchester Core Strategy, and chapter 2 of the National Planning Policy Framework. However, consideration must also be given to the proposal's appearance and impact upon visual and residential amenity and nearby heritage assets.

Appearance and visual amenity – the proposed photovoltaic panels would be installed on the eastern side of the Emmanuel Centre on its east and south-facing roof slopes. The proposed roof mounted 12.74kW solar photovoltaic system would consist of a total of 28no. Canadian Solar 455w modules, with each panel featuring the following dimensions 1762mm by 1134mm by 30mm. The panels on the east-facing roof slope would cover a total area of 13825mm by 3682mm, whilst the panels on the south-facing roof slope would cover a total area of 4796mm by 3494mm.

Sited on the east and south-facing roof slopes of the Emmanuel Centre, the photovoltaic panels would have a minimal impact upon the appearance and visual amenity of the area, given their low visibility within the street scene and public realm. The south-facing panels would face onto the rear amenity space of the application site as well as the residential dwellinghouses located along Dene Park and, as such, would not be highly visible within this locale with no direct sightlines available to the panels from the nearby public footpaths and highways. The east-facing panels would be more visible given their siting towards the front of the building, however, would not form overly dominant or visually intrusive features in the area given that they would be setback from Dene Road by approximately 20m, and would be largely screened from view

by the existing mature trees located to the northern boundary of the college grounds. On this basis, the proposal is not considered to have an unduly harmful impact upon the existing levels of visual amenity in this area.

The proposal is therefore considered to be acceptable as it accords with policies SP1 and DM1 of the Manchester Core Strategy as well as chapter 12 of the National Planning Policy Framework.

Impact upon nearby heritage assets – the installation of the photovoltaic panels would have a neutral impact upon White House (located to the west of the Emmanuel Centre), the front elevation of which holds the most special architectural and historic interest. The majority of the panels (21no.) would be sited on the east-facing roof slope of the Emmanuel Centre, which is the opposite side of the roof from that which runs perpendicular to White House. As such, the limited views of the panels available from Dene Road would not be read in context alongside the listed building, thus protecting its special interests. The remaining 7no. panels would be sited on the south-facing roof slope of the Emmanuel Centre and would be partially screened from the listed building (to the west) by the existing gable end roof form to the rear. This, together with their 20m separation distance, means that there would be very limited views of the panels from the rear garden of the listed building. Views of these panels would be further limited by the existing boundary treatment and mature foliage present to the rear of the residential properties located along Dene Park. The impact of the proposal on the nearby listed building (White House) is therefore considered to be negligible, amounting to less than substantial harm.

The 21no. panels to be installed on the east-facing roof slope would have a moderate impact upon the nearby non-designated heritage asset, Dene Cottage (located to the east of the Emmanuel Centre), given that they would be read in the context of Dene Cottage. Like White House, the special interest of Dene Cottage lies in its architecture, and particularly that of its front elevation which is considered to have medium significance. As the majority of the panels will sit on the roof slope perpendicular to this building, separated by the single storey linked extension, the panels will not be readily apparent on approaching Dene Cottage from the entrance on Dene Road. On this basis, the special interest of the non-designated heritage asset will be preserved by reason of the relationship of these two buildings.

The proposal is justified on the basis that White House and Dene Cottage have distinct architectural languages and spatial separation from the Emmanuel Centre, with the panels clearly associated with the modern application building, rather than the heritage assets. The level of harm to the non-designated heritage asset is considered to be less than substantial and would be outweighed by the public benefits of the proposal.

The public benefits are primarily the reduction in carbon emissions of the Emmanuel Centre and support for its transition to net zero. This will contribute to the college's continued presence on the site and the care and active use of the listed and non-listed buildings. This is to the benefit of the city's heritage assets as a whole. The installation will generate 11,470kWh of electricity and save 3 tonnes of CO_2 per annum over a projected 20-year lifespan - 60 tonnes in total, which is a significant amount, and is fully reversible at the end of life. The carbon savings have a wider public benefit beyond the college boundary, contributing to the city's cumulative carbon savings total following declaration of a climate emergency in 2019 and stated climate goals within the Climate Change Action Plan 2025 (2025-2030 in production). It is supported by paragraphs 161, 167, and 168b of the National Planning Policy Framework and policy JP-S1 of the Places for Everyone joint development plan document which requires a significant upscale in renewable energy to meet the city regions' net zero carbon objective by 2038 and fulfils the environmental pillar of sustainable development, contributing to the city's transition towards a

sustainable, low carbon economy as set out in paragraph 8c of the National Planning Policy Framework.

Overall, the proposal accords with paragraph 202 of the National Planning Policy Framework which requires that development preserves heritage assets in a manner appropriate to their significance and meets the objectives of sustaining and conserving heritage assets within saved policy DC19 of the Unitary Development Plan for the City of Manchester, policies EN3 and DM1 of the Manchester Core Strategy, policy JP-P2 of Places for Everyone, and chapter 16 of the National Planning Policy Framework.

Residential amenity – the panels would be sited on the roof of the application building and would be sited a considerable distance away from residential properties, maintaining a gap of at least 16m to the nearest dwellinghouse and are therefore not considered to pose issues relating to overshadowing or loss of privacy. Moreover, no comments or objections were received from local residents in response to this application.

The proposal is therefore considered to be acceptable as it accords with policies SP1 and DM1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Sustainability and carbon emission reduction – the proposal will generate and lead to an increased reliance on green / renewable energy for use by the Nazarene Theological College, which is considered to accord with policy EN4 of the Manchester Core Strategy and chapter 2 of the National Planning Policy Framework by reducing the building's carbon footprint and emissions.

Glare and airport safeguarding – the panels would feature a 2mm heat strengthened glass front cover with anti-reflective coating to ensure that there are no undesirable side effects related to light reflecting glare. Further to this, **Manchester Airport Safeguarding Team** made no objection to the development.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, impact upon visual and residential amenity, the nearby heritage assets, sustainability, and glare as it broadly complies with saved policy DC19 of the Unitary Development Plan for the City of Manchester, policies SP1, DM1, EN3, and EN4 of the Core Strategy, policies JP-P1 and JP-P2 of Places for Everyone and chapters 2, 12, and 16 of the National Planning Policy Framework.

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 polices 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 documents:

'Elevation Plan (A)', numbered '5110/ElevationA/1', stamped as received by the City Council as Local Planning Authority on the 8th May 2025.
'Elevation Plan (B)', numbered '5110/ElevationB/1', stamped as received by the City Council as Local Planning Authority on the 8th May 2025.

‘Block Plan – Proposed’, numbered ‘5510/Block/1’, stamped as received by the City Council as Local Planning Authority on the 8th May 2025.
‘Site Plan (Proposed)’, numbered ‘5510/Site/1’, stamped as received by the City Council as Local Planning Authority on the 8th May 2025.
‘Design and Access Statement’, stamped as received by the City Council as Local Planning Authority on the 8th May 2025.
Photovoltaic panel specification sheet titled ‘CanadianSolar - TOPHiKu6’, stamped as received by the City Council as Local Planning Authority on the 8th May 2025.

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

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the approved plans and documents listed under condition no.2.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) The applicant’s attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Beech Wing Annexe, Nazarene Theological College, Dene Road, Manchester, M20 2GU
Beech Wing, Nazarene Theological College, Dene Road, Manchester, M20 2GU
100 Dene Road, Manchester, M20 2GU
Nazarene Theological College, Dene Road, Manchester, M20 2GU
Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU
The White House, Nazarene Theological College, Dene Road, Manchester, M20 2GU
Flat 1 Dene House, Nazarene Theological College, Dene Road, Manchester, M20 2GU
Flat 4 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU
Flat 3 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU
Flat 2 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU
Flat 1 Hurlet Hall, Nazarene Theological College, Dene Road, Manchester, M20 2GU
19 Lancaster Road, Manchester, M20 2QU
6 Dene Park, Manchester, M20 2GF
104 Dene Road, Manchester, M20 2GU
102 Dene Road, Manchester, M20 2GU
8 Dene Park, Manchester, M20 2GF
4 Dene Park, Manchester, M20 2GF
12 Dene Park, Manchester, M20 2GF
10 Dene Park, Manchester, M20 2GF
106 Dene Road, Manchester, M20 2GU
109 Dene Road, Manchester, M20 2GU
Dene House Guest Rooms, Nazarene Theological College, Dene Road, Manchester, M20 2GU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA