

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142612/LO/2025

Date registered valid: 2 April 2025

Proposal: Listed Building Consent for replacement of two ground floor sash windows and four upper floor casement windows

Address: 1 The Grove, Manchester, M20 2RG

Ward(s): Didsbury East Ward

Applicant: Simon Hilton

Agent (if any):

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 May 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 6th May 2025

Standard consultations:

Printed: 22 April 2025 Expired: 14 May 2025

Neighbour notifications

Printed: 22 April 2025 Expired: 14 May 2025

Site notice

Posted: 6 May 2025 Expired: 27 May 2025

Press advert

Published: 30 April 2025 Expired: 21 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is a grade II listed (06.06.1994) detached dwelling house situated on the western side of The Grove within the Didsbury St James conservation area (1970). The brown brick, sandstone, and decorative timber building dates from approximately 1870 and is in a North German vernacular style. It forms a group with 8 other houses in The Grove and nos. 803, 805 and 807 Wilmslow Road. The houses were built by James Watts (of Abney Hall and Watts Warehouse Manchester) with varying accounts of who they were built for, including an immigrant North German community or Watts's farm managers. They are nonetheless rare surviving examples of domestic architecture from the progressive C19 culture in the city.

The listing description notes the windows which contribute to the overall architectural and aesthetic value of the front elevation. This is the part of the building which makes the most contribution to its special character.

Listed building: Grade II

Conservation area: Didsbury St James Conservation Area 1970

Tree Preservation Order: Only as part of Conservation Area

Description of area

Significance is also derived more widely from the group of dwellings within The Grove, their secluded, wooded setting, and high levels of original design and fabric which yields evidential value about the quality of design, materials, and craftsmanship in the late C19. These combine to deliver a high level of significance to the conservation area which shares many of these characteristics.

To the south- west of the site lies Fletcher Moss Gardens, St James church and Parsonage Gardens. To the south lies The Towers Business Park and Didsbury Cricket club. The

surrounding roads comprise of predominantly villa style residential properties also of some considerable architectural merit.

Description of development

The proposed works are to have heritage craftsman bespoke windows produced and fitted to replace the four windows to the first- floor front elevation and two to the ground floor front elevation on a like for like basis. The original windows have had attempts to repair and retain over a period of time however this is now no longer feasible, and the existing windows can no longer be salvaged. In addition, they are of a single glazing which now makes them not fit for purpose from a thermal residential and acoustic standard point of view.

Consultations & Notification Responses

A site notice was displayed at the entrance to The Grove- no representations have been received as a result of this publicity.

Publicity -Manchester Evening News. The application has been advertised in the Manchester Evening News- no representations have been received as a result of this publicity.

Heritage and Urban Design Team- The long-standing structural problems with the windows which has led to warping of the frames due to water ingress and poor rainwater run-off could not be adequately addressed through further repairs or salvaging and re-use of original fabric alongside new timber elements due to misalignment and compatibility issues. Condensation, heat loss, poor rainwater dispersal and mould growth are common across the windows in situ, many of which have already been partially replaced without due consideration of historic integrity.

The proposal offers a number of benefits, most notably to enhance the appearance of the front elevation which is where its special interest and significance is most apparent.

Based on the above, the proposal will have a positive impact on assets of the highest significance and is supported by clear and convincing justification in accordance with NPPF para.213.

The proposal accords with NPPF para.202 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 Core Strategy policies CC9, EN3, EN4 and DM1 and NPPF paras.208, 212, 215 and 216.

Issues

Policy

The effect of the proposal on the affected heritage asset has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester (2012)

SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment/

EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

DC19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

Policy JP-P2 - Heritage - Positive management and integration of heritage can be achieved by exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Policy JP-S1 - Sustainable Development - Includes the 2038 carbon neutrality objective which can be achieved by significantly upscaling solar photovoltaic energy and promoting the retrofitting of existing buildings.

Development decisions should, therefore, accord with the requirements of the NPPF, in particular to section 16 (Conserving and enhancing the historic environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Section 12 (Achieving well-designed places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Section 16 (Conserving and enhancing the historic environment) states the following:

Paragraph 202 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 210 advises that in determining applications, LPAs 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.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 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.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 214 states that where a development proposal will lead to 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.

Paragraph 215 advises that proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Paragraph 219 advises that local planning authorities should look for opportunities for new development within conservation areas, and within the setting of heritage assets, to enhance or better reveal their significance.

Other Legislation

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

Principle of the Development

The principle of the development is considered to be acceptable. From details within the condition survey, the issues with the windows are widespread. Consideration has been given to salvage and reuse which is the recommended conservation-led approach. This has been discounted as introducing new elements alongside poor, failing existing and in some cases (WG1 and WG2 side units) non-original replacements, would not achieve a satisfactory finish in terms of visual aesthetics, functionality and thermal performance. In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the heritage asset itself and to establish whether the public benefits of the proposal

will outweigh any potential less than substantial harm that might result from the proposed works being undertaken.

Assessment of Significance

The historic significance of the building is primarily derived from a numbers of historic design features on the external façade of the building, most of which are still in good condition. Many of these features are listed in the description of the site above. Of specific relevance to this application are the windows on the front elevation of the building.

The windows affected are two to the ground floor frontage and four to the first- floor frontage. The existing windows to the ground floor are sash windows with the original weighted pulley system, with the windows being sectioned into six with a cross bar. The windows to the first floor of which four are to be replaced are sectioned into four. With a like for like replacement produced by a heritage joiner. The original design aesthetics will remain consistent across both floors.

Specific mention is made of the side units of windows WG1 and WG2 where original sash supports have been removed, and the units comprise of rough-sawn flat timber with incorrect sightlines that detract from the property's historic character. It is also stated that there is warping of the sash unit which has resulted in operational difficulties, impeding ventilation. Long-standing decay issues and inappropriate modifications are also noted which have compromised both function and aesthetic integrity.

Front First Floor Windows (WF1, WF2, WF3, WF4)

These are French casement design with out-of-symmetry openings, peg and stay hardware with simple latch catches. Internally, they are fitted with window boards, reveal linings, and architraves.

There are ongoing issues with the condition of these windows. Frame sections are noted as being warped due to moisture ingress and ineffective sealing, resulting in misalignment to the extent that daylight is visible through gaps. There is also breaking out of mortice joints which create air gaps through which heat is lost, and moisture can penetrate.

The windows are single-glazed units with no adequate thermal insulation. Decay has been observed in the bottom rails due to water ingress, with no suitable seals or rebates for effective water dispersal.

The survey notes that multiple repair attempts have resulted in inconsistent restoration efforts. Bottom sill decay is present with the use of filler. The sill frame section is incorrectly angled causing water to pool between the sill and sash sections. This leads to a build-up of damp and mould which contributes to further deterioration of the timber fabric.

Renovation Viability

The application notes that restoring these windows to a functional and long-lasting state would not be practical. Due to the extensive warping and degradation, realigning the frame and sash would require complete dismantling and reconstruction, with significant timber replacement. There is also heat loss and mould-growth due to trapped moisture and thermal bridging. A holding approach which introduced further patch repairs, would only defer replacement to a point in the near future, and a history of past repairs has not resolved the issues. The assessment of the heritage joiner is that more extensive replacement of timber window elements could address some of the issues, but not all, and would entail significant fabric loss, leaving the repaired frames prone to future weaknesses.

Replacements

The replacement windows propose Accoya timber frames which is a long-lasting and durable species. Frames, mullions and true through glazing bars are proposed which will reinstate the

original proportions and sightlines, resulting in a more historically accurate and visually cohesive appearance to the benefit of the heritage asset.

The benefits in this case are both public and private.

Heritage assets are public assets. The proposal will preserve and enhance the historical accuracy of the most historically significant front elevation of No.1 and improve the management of moisture ingress and air leakage out of the building, thus benefitting the internal fabric of the building more widely.

Preservation and enhancement of the asset benefits the wider group value of the asset within The Grove, which collectively makes a significant contribution to the character of the Didsbury St James conservation area.

The works will replace late addition windows that detracted from the significance of the historic building and will replace them with new windows that match the appearance of the windows on the frontage of The Grove.

The proposal is therefore a positive intervention to the Listed Building and will bring about the public benefit of allowing greater appreciation for the historic significance of the building.

Private Benefit

The reduction in heat loss through introduction of 4/8/4 slimline double-glazing, secure spacer bars and appropriately sealed rebates, offers an uplift in thermal comfort and ventilation for current and future occupiers, which places a lesser demand on the energy required to heat the building, making it more energy efficient thus reducing carbon emissions. This supports NPPF para.167 wherein Local Planning Authorities are required to give significant weight to supporting energy efficiency in existing buildings, balanced against the requirements in Chapter 16 where heritage assets are being considered.

The proposal offers a number of benefits, most notably to enhance the appearance of the front elevation which is where its special interest and significance is most apparent.

Based on the above, the proposal will have a positive impact on assets of the highest significance and is supported by clear and convincing justification in accordance with NPPF para.213.

The proposal accords with NPPF para.202 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 Core Strategy policies CC9, EN3, EN4 and DM1 and NPPF paras.208, 212, 215 and 216

Impact on Heritage Asset

There will be no harm to the Heritage Asset as a result of the proposed works carried out. The proposal is considered to be a positive alteration to the listed building that reinstates a feature and returns it to original appearance thus enhancing its significance. It will have a beneficial direct impact on its historic fabric.

Impact upon the character of the Conservation Area.

The current windows have now reached the stage where repair is no longer feasible and has resulted in windows that in part do not reflect the quality of the listed building, nor the St James Conservation area. The proposed bespoke replacements will reinstate the quality that should be expected and, provides a consistent elevation when viewed in the context of the other properties that make up The Grove, therefore the proposal would have a positive impact upon the character of the Conservation Area.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low amount of less than substantial harm to the special interest and the historic character of the Grade II listed building. Any less than substantial harm is considered to be outweighed by the public benefit gained by the greater appreciation for the historic significance of the building that will result from these works being carried out whilst making an existing building more energy efficient thus reducing carbon emissions.

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

The local planning authority in making its decision has had due regard to paragraph 48 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 application received no objections on notification and has been approved with appropriate conditions as set out below, in the interests of visual amenity and preservation of the listed building and conservation area.

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 drawings and documents:

PJB721-01- Proposed Ground floor windows

PJB723-01- Proposed first floor windows

Received 2nd April 2025

Patchett Joinery Design and Access Statement received 2nd April 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) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works, detailed proposed and existing section drawings at a large scale 1:2 / 1:5, showing how the timber frame, transoms and mullions match the existing frames and moulding at the head, cill, reveal and glazing bars, shall be submitted to and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this is required in order to compare the original moulding with the proposed, as they should match as closely as possible.

The approved details shall then be implemented as part of the development.

Reason - In the interests of visual amenity and 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 and appearance of this building and to ensure consistency in accordance with policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works, a brief method statement shall be submitted to and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this brief method statement shall include the following;

- how the existing window frames will be carefully removed
- how any damage to the reveals will be dealt with
- how making good works will be required and how these will be carried out
- how the finishing of the gaps, including a specification of any point material, between the frame and masonry will be carried out

The approved details shall then be implemented as part of the development.

Reason - In the interests of visual amenity and 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 and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

5 Skylark Close, Manchester, M20 2FQ
6 Skylark Close, Manchester, M20 2FQ
52 Bloomesbury Avenue, Manchester, M20 2BN
56 Bloomesbury Avenue, Manchester, M20 2BN
54 Bloomesbury Avenue, Manchester, M20 2BN
803 Wilmslow Road, Manchester, M20 2QR
801 Wilmslow Road, Manchester, M20 2QR
4 Skylark Close, Manchester, M20 2FQ
3 Skylark Close, Manchester, M20 2FQ
2 Skylark Close, Manchester, M20 2FQ
5 The Grove, Manchester, M20 2RG
13 The Grove, Manchester, M20 2RG
809 Wilmslow Road, Manchester, M20 2QR
807 Wilmslow Road, Manchester, M20 2QR
805 Wilmslow Road, Manchester, M20 2QR
1 Skylark Close, Manchester, M20 2FQ
9 The Grove, Manchester, M20 2RG
7 The Grove, Manchester, M20 2RG
3 The Grove, Manchester, M20 2RG
17 The Grove, Manchester, M20 2RG
15 The Grove, Manchester, M20 2RG
11 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
Conservation Area - Didsbury St James Conservation Area 1970
Area Team Boundary - Name: SOUTH AREA