MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141122/LO/2024
Date registered valid:	12 October 2024
Proposal:	Listed Building Consent for replacement of existing PVC gutter lining and associated flashings with EPDM lining and replacement bargeboard detailing and redecoration of timber dentils and soffit.
Address:	114 Didsbury Gate, 1 Houseman Crescent, Manchester, M20 2JP
Ward(s):	Didsbury West Ward
Applicant:	Andrew Green, Didsbury Gate Management Company Ltd
Agent (if any):	Mr Andrew Green, AGMA Projects
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**25/11/2024**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Standard consultations:
Printed: 18 October 2024 Expired: 8 November 2024

Neighbour notifications
Printed: 18 October 2024 Expired: 8 November 2024

Site notice
Posted: 24/10/2024 Expired: 14/11/2024

Press advert
Published: 22 October 2024 Expired: 12 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The application relates to the West Lodge of the Former Withington Hospital on Nell Lane. The lodges and gates are grade II listed separately from the administrative block of the hospital and currently converted into apartments. The pair of entrance lodges with linking screens gates and piers date from the mid nineteenth century and are constructed of red brick with sandstone dressings and hipped slate roofs. Each lodge has a tripartite plan consisting of a tall rectangular centre flanked by lower square wings.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The site is located on Nell Lane in West Didsbury. The area surrounding Didsbury Gate is mixed, with a range of single-family dwellings, apartment buildings, commercial buildings, with the Withington Community Hospital, The Birches school and the Siemens offices located on the opposite side of Nell Lane, with residential buildings surrounding the site on the other sides. The site is also in close proximity to shops and services on Burton Road.

Description of development
The gutter to the central tower of the west lodge is leaking and the proposal seeks to replace the PVC gutter with a rubber EDPM membrane across the whole gutter. It is also proposed to replace the plywood at the base of the gutter with a thicker 18mm plywood.

Consultations & Notification Responses
Neighbouring residents, as per Appendix 1 – No comments or objections received.

Heritage and Urban Design – Concern with the original proposal change in eaves detail, that would have seen an alteration to the profile of the existing which would have failed to conserve the listed building. These concerns have been addressed in subsequent revisions to the proposal.

Policy
The Adopted Core Strategy for the City of Manchester
Policy 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.

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

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) advises that where possible developments should meet residual energy requirements through the use of low or zero carbon energy generating technologies.

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

Policy 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 for the City of Manchester
Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent 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 setting. The City Council will:

- C) Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

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. The following policies are considered relevant to this application:

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy
Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and 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.

Paragraph 196 states that in determining planning applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
(c) the desirability of new development making a positive contribution to local character and distinctiveness; and
(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 200 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 states that in determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 207 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 208 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.

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.

Principle
The application seeks listed building consent for the replacement of guttering, lining and bargeboards, that is currently damaged and causing internal leaking to the apartments below.

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 whether the benefits brought about by these works will outweigh any less than substantial harm caused by these works.

In this instance the principle of these works is supported. The proposed works will fix a currently damaged gutter and help further preserve the heritage asset by reducing water damage.

Impact on the Heritage Asset
All of the proposed work is to the West Lodge, grade II listed separate from the wider former hospital buildings. The proposed works will involve removing the existing PVC lining and plywood base that has failed in a number of places and replacing it with an EPDM lining.

The EPDM lining would be within the gutter box, which would not be visible from the street scene, as the box hides the guttering and is above a decorate corbel, keeping all modern materials hidden when viewed from the highway.

Although any proposed works to listed buildings should, wherever possible, make use of traditional materials that enhance the heritage assets. In this instance, the material being replaced is PVC and plywood, with a modern but harder wearing EPDM liner. Given internals of the gutter box are not visible, it is considered that the replacement of damaged modern materials with more suitable modern materials that will prevent further water damage are acceptable and will have a neutral impact on heritage significance and the building will be sustained in a better condition.

Conclusion
The NPPF provides national policy on heritage assets and development and sets out a proportionate approach taking account of significance. The public benefits of a proposal likely to affect the character of a designated asset should be balanced against the harm to

heritage assets. The proposal is considered to be sympathetic to the character of the listed building and is considered to be beneficial overall to the significance of the listed building. The proposal is therefore considered to comply with national and local planning policy.

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

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 have been carried out in accordance with the following drawings and documents:

   - The Location plan - received by the City Council as local planning authority on 30 September 2024
   - The drawings referenced 'Proposed Section, Ref: SK3 – Received by the City Council as local planning authority on 18 November 2024
   - Design and Access Statement - received by the City Council as local planning authority on 9 October 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

112 Didsbury Gate, 1 Houseman Crescent, Manchester, M20 2JP
116 Didsbury Gate, 1 Houseman Crescent, Manchester, M20 2JP
115 Didsbury Gate, 1 Houseman Crescent, Manchester, M20 2JP
113 Didsbury Gate, 1 Houseman Crescent, Manchester, M20 2JP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA