MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141345/LO/2024
Date registered valid:	19 November 2024
Proposal:	Listed Building Consent for upgrade of the fire resistance of the ceiling to the basement boiler room and the enclosure of the escape stair from the basement to the ground floor, upgrade of existing emergency lighting installation, installation of alarm
Address:	St Johns Presbytery, 1 St Clements Road, Manchester, M21 9EE
Ward(s):	Chorlton Ward
Applicant:	Father Anthony Ekpunobi, RC Parish of Our Lady & St John Chorlton
Agent (if any):	Victoria Jane Saunders Bernard Taylor Partnership Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**7 January 2025**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 28 November 2024

Standard consultations: Printed: 25 November 2024 Expired: 16 December 2024

Neighbour notifications: Printed: 25 November 2024 Expired: 16 December 2024

Site notice: Posted: 28 November 2024 Expired: 19 December 2024

Press advert: Published: 3 December 2024 Expired: 24 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Grade II

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: Not applicable

St John's Presbytery is a Grade II listed asset, listed in 2018 and designated together with the attached to the Roman Catholic church to the east, constructed in 1926-27 to the designs by Harold Greenhalgh. The building predates the church, constructed in late 19th century as a dwellinghouse, converted into a presbytery in the interwar period.

The presbytery is of three storeys with a large cellar, in red brick laid in Flemish bond with blue brick detailing. The presbytery presents two frontages to St Clements Road and High Lane, with an entrance serving each façade. It has a large, central entrance and staircase hall with rooms on either side, a large first-floor landing with bedrooms opening off, and a smaller, secondary staircase to the second-floor, attic storey.

As per the listing description, the building was designated due to its architectural and group interest, retaining many original features, fixtures and fittings internally, as detailed in the list entry, including panelled doors and moulded architraves, a grand timber staircase, and a well-preserved cellar.








ST JOHN'S





Description of development

The applicant is seeking Listed Building Consent for upgrade of the fire resistance of the ceiling to the basement boiler room and the enclosure of the escape stair from the basement to the ground floor, upgrade of existing emergency lighting installation, installation of alarm.

Planning history

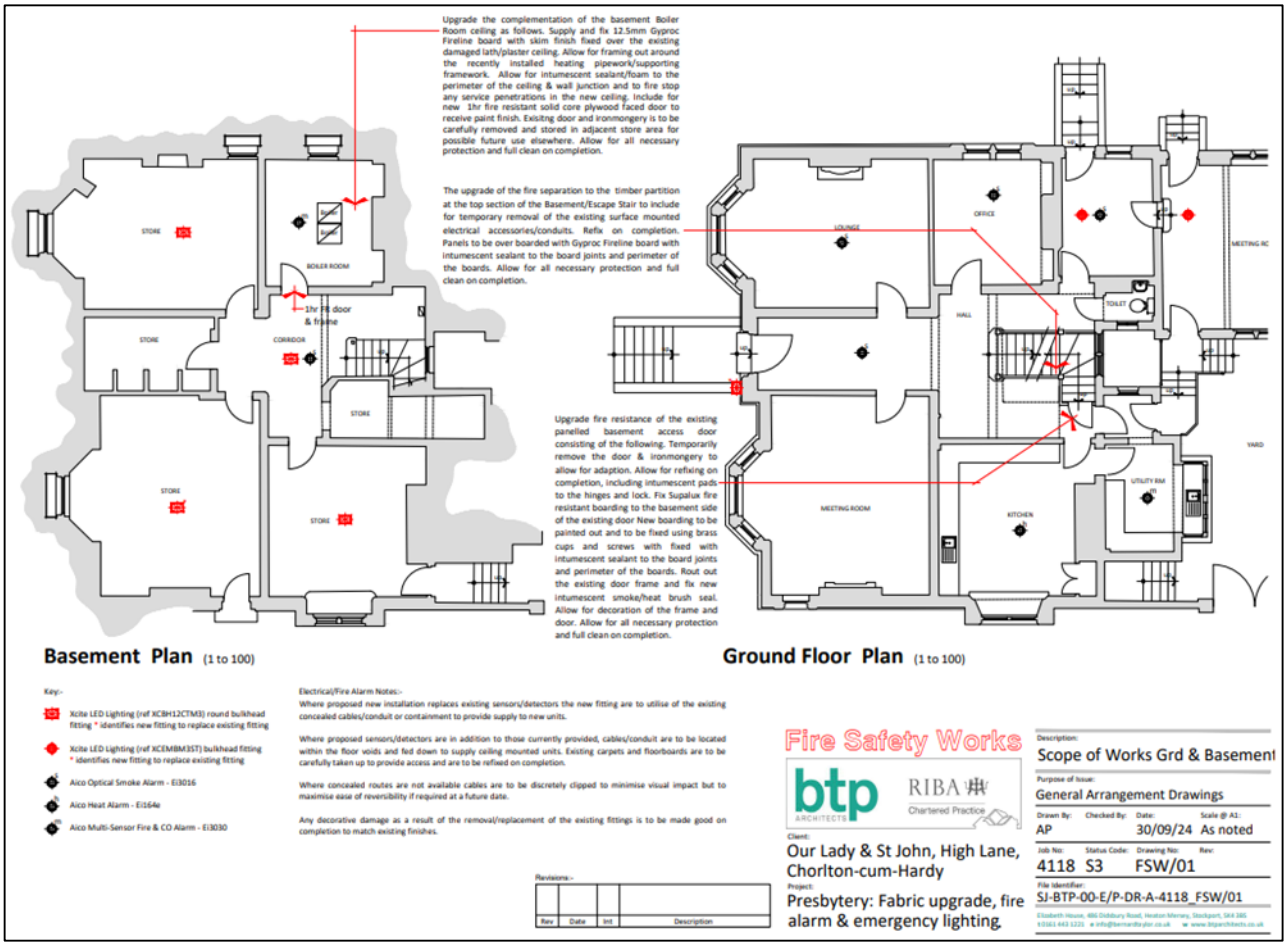
091999/TEL/2009/S1 – PRIOR APPROVAL for the installation of a broadband cabinet – Approved (08.02.2010).

141525/TCA/2024 - Works to trees - G3) line of Leyland cypress in front of boundary with 38 Whitelow Road - remove all trees to ground level, grind out some of the stumps and replant some more – No Objection (19.12.2024).

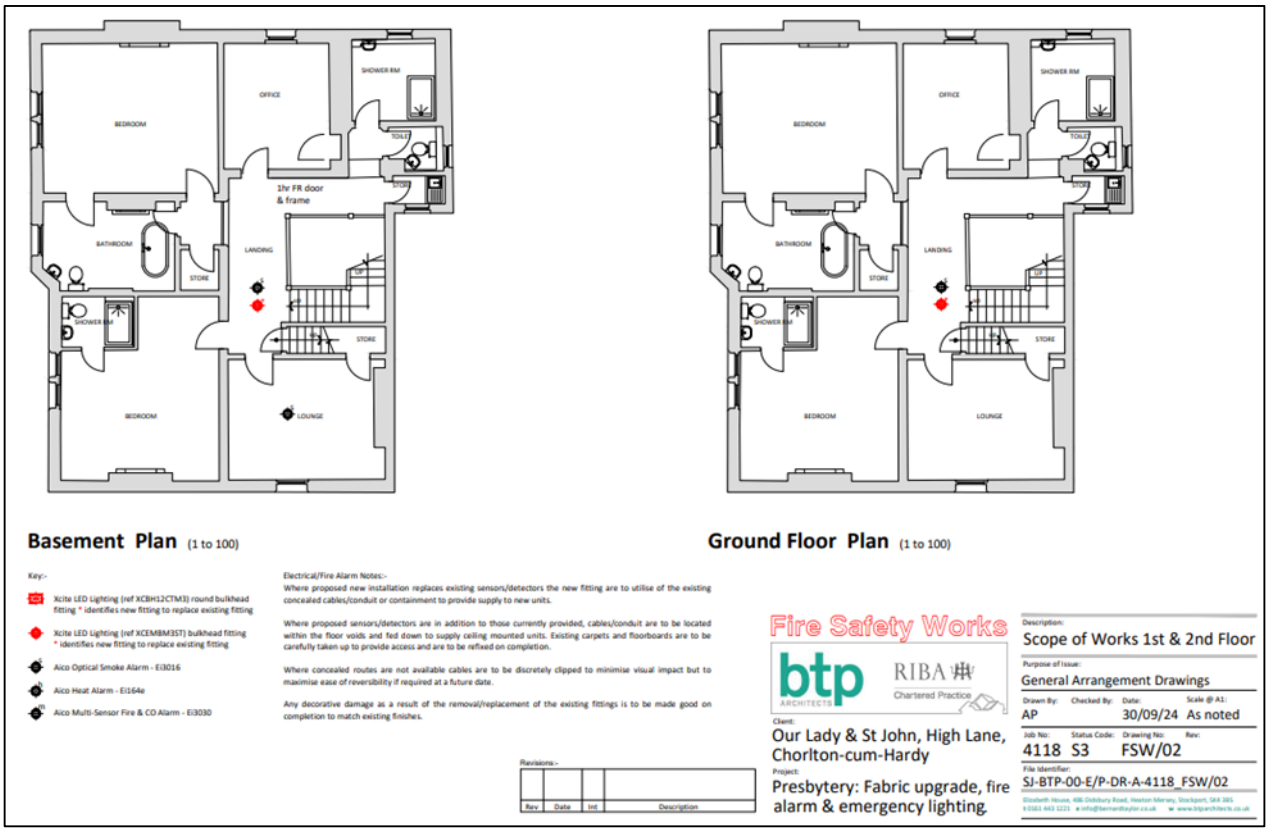
Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received

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Submitted drawing numbered 'SJ-BTP-00-E/P-DR-A-4118_FSW/01'



Submitted drawing numbered 'SJ-BTP-00-E/P-DR-A-4118_FSW/02'

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

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC19 of the Unitary Development Plan for the City of Manchester relates specifically to listed buildings and sets out a number of criteria against which proposals which may affect listed buildings will be assessed. Although this latter policy is now of some age, it is consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments, to sustain and enhance the significance of heritage assets, ensuring their positive contribution to local areas with character and distinctiveness.

Inaccurate and insufficient information – the Planning (Listed Buildings and Conservation Areas) Act 1990 provides general requirements for the submission of listed building consent applications, namely that these should be accompanied by sufficient particulars to identify the building to which it relates, including a plan; such other plans and drawings as are necessary to describe the works which are the subject of the application; and such other particulars as may be required by the authority.

With this in mind, it is considered that the information submitted under this application fails to meet the requirements set out in this Act on account of the inaccuracies which exist amongst the submitted drawings in addition to the inadequacy of the information submitted in elucidating the proposal's impact upon the Grade II listed asset. These issues are set out more clearly below.

Despite the scope of the proposed works and their material impact upon the significance of the Grade II listed asset, it is considered that the information submitted to support and justify the proposal is insufficient, lacking the level of detail required for the application to be supported and approved by the City Council. The application fails to include photographs and descriptions of the key elements of the Grade II listed asset, and the extent to which these would be affected by the proposal, with the proposed plans also lacking clear details of the interventions proposed as well as their visual and physical impact upon the listed building (e.g., boarding to ceilings, services and timber partitions and new doors, works to timber partitions). Further to this, the submitted floor plans shown on the drawing numbered 'SJ-BTP-00-E/P-DR-A-4118_FSW/02' have been incorrectly labelled, whilst some of the details shown on the drawings numbered 'SJ-BTP-00-E/P-DR-A-4118_FSW/01' and 'SJ-BTP-00-E/P-DR-A-4118_FSW/02' also appear to be incorrect (e.g., the new emergency lighting in the secondary entrance/hallway at ground floor level is identified as a light fitting to replace existing).

In order for the proposal to be supported, accurate proposed floor plans and additional detailed cross-sections (showing junction and affixing details), full joinery details and/or annotated photographs illustrating the exact impact of the works would need to be submitted. Moreover, additional safeguards and information relating to the repair and restoration of the basement's existing lath and plaster, relocation of the existing historic door to the boiler room, use of more discrete and sympathetic lighting and equipment, and details of the location and route of any exposed new cabling would also be required.

Conclusion – on this basis, it is considered that the information submitted to date is insufficient, failing to provide the necessary details which would allow for the proposal's impact upon the significance of the Grade II listed asset to be fully understood, contrary to the principles set out under the Planning (Listed Buildings and Conservation Areas) Act 1990, saved policy DC19 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy, policy JP-P2 of Places for Everyone, and chapter 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: Refuse

Article 35 Declaration

Officers have attempted to work with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the listed building consent application. Significant issues arising from the accuracy and adequacy of the submitted plans and information have arisen during the consideration of this application and a satisfactory resolution has not been reached.

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

1) The drawings and information submitted to date are inaccurate, insufficient and inadequate. Corrected plans and additional details have been requested but not submitted; therefore, given the quality, accuracy, and adequacy of the submitted drawings and information, and the uncertainty of how the proposal may impact and cause harm to the Grade II listed asset, the City Council is unable to support this application, as it conflicts with the principles set out under the Planning (Listed Buildings and Conservation Areas) Act 1990, saved policy DC19 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy, policy JP-P2 of Places for Everyone, and chapter 16 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Chorlton Voice

Ground Floor Flat, 3 Manchester Road, Chorlton, Manchester, M21 9JG
St Clements Church, St Clements Road, Manchester, M21 9AE
Flat At, Vairochana Buddhist Centre, 76 High Lane, Manchester, M21 9XF
Flat 15, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 14, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 13, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 12, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 11, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 10, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 9, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 8, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 7, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 6, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 5, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 4, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 3, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 2, 26 - 28 Whitelow Road, Manchester, M21 9HQ
Flat 1, 26 - 28 Whitelow Road, Manchester, M21 9HQ
1 Manchester Road, Chorlton, Manchester, M21 1JG
Flat 11, 5 St Clements Road, Manchester, M21 9HT
Flat 10, 5 St Clements Road, Manchester, M21 9HT
Flat H, 2 Edge Lane, Chorlton, Manchester, M21 9JF
Flat E, 2 Edge Lane, Chorlton, Manchester, M21 9JF
Flat F, 2 Edge Lane, Chorlton, Manchester, M21 9JF
Flat D, 2 Edge Lane, Chorlton, Manchester, M21 9JF
Flat L, 2 Edge Lane, Chorlton, Manchester, M21 9JF
Flat A, 2 Edge Lane, Chorlton, Manchester, M21 9JF
Flat C, 2 Edge Lane, Chorlton, Manchester, M21 9JF
Flat G, 2 Edge Lane, Chorlton, Manchester, M21 9JF
Flat B, 2 Edge Lane, Chorlton, Manchester, M21 9JF
Top Flat, 3 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 15, 5 St Clements Road, Manchester, M21 9HT
Flat 14, 5 St Clements Road, Manchester, M21 9HT
Flat 13, 5 St Clements Road, Manchester, M21 9HT
Flat 12, 5 St Clements Road, Manchester, M21 9HT
Flat 9, 5 St Clements Road, Manchester, M21 9HT
Flat 8, 5 St Clements Road, Manchester, M21 9HT
Flat 7, 5 St Clements Road, Manchester, M21 9HT
Flat 6, 5 St Clements Road, Manchester, M21 9HT
Flat 5, 5 St Clements Road, Manchester, M21 9HT
Flat 4, 5 St Clements Road, Manchester, M21 9HT
Flat 3, 5 St Clements Road, Manchester, M21 9HT
Flat 2, 5 St Clements Road, Manchester, M21 9HT
Flat 1, 5 St Clements Road, Manchester, M21 9HT
40 Whitelow Road, Manchester, M21 9HR
38 Whitelow Road, Manchester, M21 9HR
Flat 2, 65 High Lane, Manchester, M21 9EE
Flat 4, 1 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 2, 1 Manchester Road, Chorlton, Manchester, M21 9JG

Chorlton Church Of England Primary School, Vicars Road, Manchester, M21 9JA
65 High Lane, Manchester, M21 1EE
Flat 18, 65 High Lane, Manchester, M21 9EE
Flat 17, 65 High Lane, Manchester, M21 9EE
Flat 16, 65 High Lane, Manchester, M21 9EE
Flat 15, 65 High Lane, Manchester, M21 9EE
Flat 14, 65 High Lane, Manchester, M21 9EE
Flat 13, 65 High Lane, Manchester, M21 9EE
Flat 12, 65 High Lane, Manchester, M21 9EE
Flat 11, 65 High Lane, Manchester, M21 9EE
Flat 10, 65 High Lane, Manchester, M21 9EE
Flat 9, 65 High Lane, Manchester, M21 9EE
Flat 8, 65 High Lane, Manchester, M21 9EE
Flat 7, 65 High Lane, Manchester, M21 9EE
Flat 6, 65 High Lane, Manchester, M21 9EE
Flat 5, 65 High Lane, Manchester, M21 9EE
Flat 4, 65 High Lane, Manchester, M21 9EE
Flat 3, 65 High Lane, Manchester, M21 9EE
Vairochana Buddhist Centre, 76 High Lane, Manchester, M21 9XF
Flat 1, 65 High Lane, Manchester, M21 9EE
2 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 6, 1 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 5, 1 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 3, 1 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 1, 1 Manchester Road, Chorlton, Manchester, M21 9JG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005
Area Team Boundary - Name: SOUTH AREA