

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140591/LO/2024
Date registered valid: 5 August 2024
Proposal: Listed Building Consent for ceiling refurbishment works
Address: Parrs Wood High School, Wilmslow Road, Manchester, M20 5PG
Ward(s): Didsbury East Ward

Applicant: Mrs Liam Denby, Parrs Wood High School
Agent (if any): Mr Liam Denby, Stratus9 Consulting
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 September 2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 29 August 2024

Standard consultations:

Printed: 22 August 2024 Expired: 13 September 2024

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 29 August 2024 Expired: 19 September 2024

Press advert

Published: 13 August 2024 Expired: 3 September 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application property was constructed in the 18th-century as a spacious Georgian villa and remains a unique survival of its type, designated due to its high architectural, historic, evidential and social interest. It forms part of the Parrs Wood High School, with the associated Grade II listed Former Coach House & Stable Block located to the north. The surrounding area is primarily residential and commercial in character.

The proposal involves the internal ceiling to classroom SG11 (see figs.2 & 3) which has been damaged by water ingress.



Figure 1. The application property



Figure 2. Water damaged ceiling to classroom SG11.

Listed building: Grade II*

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking Listed Building Consent for ceiling refurbishment works to the premises. The works are internal only.



Figure.3 Location of proposed works at ground floor level

Consultations & Notification Responses

Local responses

None

Relevant Planning History

At the application site –

139051/FO/2024 – Installation of Air Source Heat Pumps within enclosure. Approved 01.03.2024.

136137/FO/2023 – Erection of 2.4 metres high weld mesh fencing, with associated pedestrian and vehicle gates, around the perimeter of the playing fields. Approved 19.04.2024.

133256/LO/2022 – LISTED BUILDING CONSENT for the re-building of the boundary wall adjacent the Synergy Building. Approved 03.10.2024.

118958/LO/2018 – Listed Building Consent for the demolition of the HORSAs hut and erection of a replacement single storey classroom building. Approved 12.04.2018.

118957/FO/2018 – Erection of a single storey classroom building following demolition of existing HORSAs hut. Approved 12.04.2018.

117910/FO/2017 – Erection of a single storey classroom following demolition of existing building
Withdrawn 11.12.2017.

109962/LP/2015/S2 – Lawful Development Certificate for proposed lawful development for the installation of solar photo-voltaic panels to the roof of the school buildings. Approved 05.10.2015.

108702/VO/2015/S2 – City Council Development for installation of cycle stores and stands to provide 148no. cycle spaces.: Approved 01.07.2015

104037/LO/2013/S2 – Listed Building Consent for internal alterations to allow new security system to front and rear. Withdrawn 28.03.2014.

102044/FO/2013/S2 – Erection of single-storey infill extension to form new lobby including extension to dining hall and quiet room with new entrance to beauty therapy and new fire escape. Approved 31.05.2013.

096627/LO/2011/S2 – LISTED BUILDING CONSENT for the installation of new flue. Approved 01.11.2011.

096387/LO/2011/S2 – LISTED BUILDING CONSENT for internal remodelling involving the demolition of existing walls and construction of a slide fold partition to the ground floor and a plasterboard partition to the first floor to remodel the existing space. Approved 25.08.2011.

089166/VO/2009/S2 – Description: CITY COUNCIL DEVELOPMENT Erection of new sliding entrance gate and 2.4m weld mesh fencing to entrance and installation of new entrance door to west elevation of the high school. Approved 15.07.2009.

088616/FO/2008/S2 – Retrospective Application for the provision of two metal containers for storage of sports equipment for a temporary period of 2 years. Approved 29.01.2009

History of negotiations

The planning officer requested further information to illustrate the exact scope of the proposed replacement, in the form of an annotated floorplan. Product specifications of the proposed lime and paintwork, comprehensive scope of works and information on the protection of the surrounding original/historic fabric, in a form of a method statement prepared by the contractor, must also be submitted as part of the application or would need to be secured by a pre-commencement condition. The agent submitted this information 22/08/2024 and the application was assessed accordingly.

Local Planning Policies

Places for Everyone (2022-2039) – 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.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

EN 3 – Heritage (partially superseded by PfE)

The relevant saved **UDP** policies for this application are:

DC19 – Listed Buildings

National Planning Policy Framework

The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Issues

Principle of development:

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.

The principle of the proposal, to replace the internal ceiling of classroom SG11 (see fig.3) with lath and lime plaster, in order to address water damage is acceptable, however careful consideration of the proposal's impact on the fabric, character and significance of the listed building is required.

Description of proposed works:

The submitted methodology report indicates that the proposed development would include the following sequence;

1. Preparation: Strip the existing ceiling and remove all nails from the timbers.

2. Lath Installation: Install new chestnut split laths.
3. Plaster Application: Apply three coats of (haired and unhaired) lime plaster, spaced over a period of three weeks to ensure proper curing.
4. Final Decoration: Decorate the ceiling to match the existing finish with soft breathable lime based paint.

Impact on 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 Core Strategy and saved policy DC19 of the UDP, 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.

The proposed works would make good and restore a key element of the Grade II* listed asset, damaged by water ingress. Thus, these works would preserve the Grade II* listed building, with negligible harm to its special significance. The negligible impact on the asset's internal appearance (through the replacement ceiling works) would be otherwise justified and outweighed by the public benefits that the scheme would deliver, as per paragraphs 206 and 208 of the NPPF.

In addition to this, the Urban Design & Heritage Team made no objection to the proposed scheme, indicating that based on the additional information submitted and the internal site visit, these works are acceptable on heritage grounds with the proposed works being considered to have a neutral impact on the special historic and architectural interest of the listed building.

The proposal is therefore understood as being acceptable due to its accordance with policy DC19 of the UDP, policy EN3 of the Core Strategy, and chapter 16 of the NPPF.

Impact on visual and residential amenity:

The proposal is for a replacement ceiling to classroom SG11, as shown on the submitted ground floor plan (see fig.3). The works are internal only, with no impact on the external aspects of the Grade II listed building and the local amenity.

As such, these works would comply with Policies EN3, DM1 of the Core Strategy, JP-P2 of the Places for Everyone, saved UDP Policy 19.1 and the guidance within Section 16 of the NPPF, and are supported on heritage grounds.

Conclusion:

Any harm caused by the proposed works is considered to be 'less than substantial', paragraph 202 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 restoration.

In the context of the NPPF and S66 of the Act, 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 replacement classroom ceiling 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within Policies EN3, DM1 of the Core Strategy, JP-P2 of the Places for Everyone, saved UDP Policy 19.1 and the guidance within Section 16 of the NPPF.

Condition(s) to be attached to decision for approval

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 documents labelled:

- 'Proposed 6th Form Block Ground Floor Plan', stamped as received by the City Council as Local Planning Authority on the 22/08/2024.
- Schedule of works labelled 'LATH AND PLASTER CEILING REPLACEMENT METHODOLOGY', stamped as received by the City Council as Local Planning Authority on the 22/08/2024
- 'Design & Access Statement', dated 2/08/2024, prepared by Straus9 Consulting, stamped as received by the City Council as Local Planning Authority on the 23/07/2024.
- 'Heritage Statement', dated 2/08/2024, prepared by Straus9 Consulting, stamped as received by the City Council as Local Planning Authority on the 23/07/2024.
- 'Data Sheet Course stuff Lime Mortar', stamped as received by the City Council as Local Planning Authority on the 22/08/2024.
- 'Data Sheet Fine stuff Lime Mortar', stamped as received by the City Council as Local Planning Authority on the 22/08/2024.

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

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
Area Team Boundary - Name: SOUTH AREA