

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141014/LO/2024

**Date registered valid:** 12 September 2024

**Proposal:** Listed Building Consent for internal alterations including: removal of a partition wall, installation of a replacement wall, together with the formation of two meeting rooms.

**Address:** Chorlton District Library, Manchester Road, Chorlton, Manchester, M21 9PN

**Ward(s):** Chorlton Ward

**Applicant:** Mr Carl Smith, Manchester City Council

**Agent (if any):** Mr Carl Smith, Manchester City Council

**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: [holly.wright@manchester.gov.uk](mailto:holly.wright@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 05 November 2024

## **Application details**

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:** 11 October 2024

**Standard consultations:** Printed: 26 September 2024      Expired: 17 October 2024

**Neighbour notifications:** Printed: 26 September 2024      Expired: 17 October 2024

**Site notice:** Posted: 11 October 2024      Expired: 1 November 2024

**Press advert:** Published: 1 October 2024      Expired: 22 October 2024

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building**

**Listed building:** Grade II

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

Chorlton Library is a Grade II listed building located in the Chorlton District Centre. It was built in 1914 to the designs of Manchester Corporation City architect Henry Price in the distinctive Edwardian Baroque style. The building, located on a corner site along Manchester Road, is an important landmark building within the local area of Chorlton District Centre. It forms an attractive group with the Grade II listed Former Temperance Billiard Hall, dated to 1904, located to the south. The building remains largely intact externally, with a 1960s extension to the south.

Recently approved application for internal alterations (134349/LO/2022), external repairs and reinstatement works, with works currently underway, has restored key elements of the interior, including the rotunda and balcony, with other modernisation works throughout.







## **Description of area**

The library occupies a plot adjacent to the grade II listed Sedge Lynn pub on Manchester Road, with Longford Road to the north and Oswald Primary School to the west. The library lies within Chorlton District Centre, surrounded by a mixture of uses and buildings of a variety of ages and styles.

## **Description of development**

The applicant is seeking Listed Building Consent for internal alterations including removal of a partition wall, installation of a replacement wall, together with the formation of two meeting rooms.

## **Planning history**

088612/VO/2008/S1 - CITY COUNCIL DEVELOPMENT Erection of 2.55-metre-high glazed pram store – Approved (04.03.2009).

108300/LO/2015/S1 - Listed Building Consent for installation of cabling and associated equipment for Wi-Fi – SA (19.05.2015).

134349/LO/2022 - LISTED BUILDING CONSENT for the reinstatement of the entrance rotunda to its original form, with balustraded gallery and top lit dome, installation of additional internal infrastructure and servicing (CCTV network, access controls, control box and cabling) together with improvements to the external fabric of the building including masonry cleaning and repairs, patch pointing, window repairs, and attending to roof and other defects on a 'like for like' basis – Approved (06.09.2022).

136992/FO/2023 - Refurbishment works to community garden including installation of tool shed and shelter and amendments to entrance gate – Approved (11.07.2023).

CDN/24/0673 - Discharge of conditions 3a (balustrade), 4 (brick/stonework), 5 (rainwater goods) and 6 (cleaning) attached to listed building consent referenced 134349/LO/2022 – Approved (17.09.2024).

## **Consultations & Notification Responses**

One letter of support was received in response to this application. Their comments are summarised as follows:

- The application will enhance the previous permission 134349/LO/2022.
- Reinstatement of the original location of the staffroom wall would restore the original plan of the library.
- The creation of small meeting rooms would be a valuable improvement for library users and would utilise an otherwise cramped corner of the building to good effect.
- The choice of glass for the meeting room walls in the library would be positive for security and would make the rooms feel suitably spacious.

Chorlton Voice – no comments received.

## **Policies**

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

**1. 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

**DC19.1** In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, 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.

In giving effect to this policy, the Council will:

- a) not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b) not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- 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;
- d) seek to preserve and enhance the settings 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;
- e) permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f) not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

### **Reasons: -**

The above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage. Retention and protection of this character is important in encouraging local pride, tourism, and future investment in the city. The Council recognises that listed buildings can present particular problems in respect of their continuing use. A flexible approach will be taken in determining applications for uses in listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain, and continue uses in listed buildings in Manchester.

**2. 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

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -

- a) Appropriate siting, layout, scale, form, massing, materials, and detail.
- b) Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- c) Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- d) Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- e) Community safety and crime prevention.
- f) Design for health.
- g) Adequacy of internal accommodation and external amenity space.
- h) Refuse storage and collection.
- i) Vehicular access and car parking.
- j) Effects relating to biodiversity, landscape, archaeological or built heritage.
- k) Green Infrastructure including open space, both public and private.
- l) The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- m) Flood risk and drainage.
- n) Existing or proposed hazardous installations.

- Policy SP1 – Spatial Principles

Core Development Principles: development in all parts of the City should: -

- a) Make a positive contribution to neighbourhoods of choice including: -
  - a. creating well designed places that enhance or create character.
  - b. making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.
  - c. protect and enhance the built and natural environment.
- b) Improve access to jobs, services, education, and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

- Policy EN3 - Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

### **3. The National Planning Policy Framework** – last updated December 2023.

#### **- Chapter 12 – Achieving Well-Designed Places**

**Paragraph 135** states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

#### **- Chapter 16 - Conserving and enhancing the historic environment**

**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 205** states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**Paragraph 206** states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

**Paragraph 207** states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

**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, where appropriate, securing its optimum viable use.

**Paragraph 214** states that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

**4. 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

We aim 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 consistent with:

- a) Distinctive, with a clear identity that:
  - a. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;
  - b. Enables a clear understanding of how the place has developed; and
  - c. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale, and materials used.
- b) Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art, and quality design.
- c) Socially inclusive:
  - a. Responding to the needs of all parts of society;
  - b. Enabling everyone to participate equally and independently;
  - c. Providing opportunities for social contact and support; and
  - d. Promoting a sense of community
- d) Resilient, capable of dealing with major environmental events.
- e) Adaptable, able to respond easily to varied and changing needs and technologies.
- f) Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained.
- g) Resource-efficient with:
  - a. A low carbon footprint;
  - b. Efficient use of land;
  - c. Minimised use of new materials;
  - d. High levels of recycling.
- h) Safe, including by designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster.
- i) Supported by critical infrastructure, such as energy, water and drainage and green spaces.
- j) Functional and convenient, enabling people and uses to act efficiently with minimal effort, and responding to needs relating to servicing, recycling facilities, refuse collection and storage.
- k) Incorporating inclusive design within all spaces with support for tackling inequality and poverty to form part of creating sustainable places.
- l) Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place.
- m) Easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes free from obstacles and disorienting stimuli, and with places to rest.
- n) Well-connected to other places, particularly by public transport and digital infrastructure enabling everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond.
- o) Comfortable and inviting, with indoor and outdoor environments:
  - a. Offering a high level of amenity that minimises exposure to pollution; and

- b. Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind, and shelter.
- p) Incorporating high quality and well managed green infrastructure and quality public realm, with:
  - a. Opportunities for recreation and outdoor play for children, and interaction between the generations;
  - b. Public and private spaces clearly distinguished;
  - c. Development clearly defining, and promoting activity within, public spaces;
  - d. High quality landscaping with schemes
- q) Well-served by local shops, services, and amenities, including education and health facilities.

#### - Policy JP-P2: Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our 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 character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

- a) Setting out a clear vision that recognises and embeds the role of heritage in place-making;
- b) Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
- c) Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
- d) Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
- e) Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the

significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

## **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.

**Principle** – the principle of the proposal, to undertake internal alterations to the listed building including the removal of a modern partition wall and reinstatement in its original position together with the formation of 2no. meeting rooms, in order to revert the library to its original layout, whilst also enhancing its facilities and user experiences, is acceptable, however careful consideration of the proposal's impact upon the fabric, character and significance of the listed building is required as well as its impact upon the visual and residential amenity of the area

**Description of works** – the submitted Design and Access Statement sets out the details of the proposed works to the listed building. These include:

- Removal of the modern partition wall which presently divides the staffroom and general library area.
- Reinstatement of the wall in its original position, revealing the cornicing currently obscured by the existing partition wall erected in the 1980s, and reinstating ornate plasterwork.
- Creation of 2no. new meeting rooms in the former staff kitchen area (stripped out in the 1960s), reinstating the original floor plan of the library.
- Installation of new means of ventilation through the external wall for the proposed meeting rooms via small ducts and external vents the size of half a brick.
- New electrical services (i.e., power and lighting) within the proposed meeting rooms.

**Impact upon 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, saved policy DC19 of the UDP and policy JP-P2 of the Places for Everyone joint development plan document, 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.

In terms of the impact that the proposal would have upon the character and fabric of the listed building, the removal of the existing modern partition wall and its reinstatement in its original position is supported on heritage grounds as this intervention is considered to enhance the appreciation of the Grade II listed asset and have a positive impact on its special significance, making efforts to revert the library to its original layout, reinstating its original floor plan with previous negative interventions removed. The detail as presented on drawing no.

MCC\_B01\_GF\_DR\_B\_0019 is considered to be acceptable, with the reinstated partition read as an honest yet positive addition due to its relationship with the original wall and cornice above. The submitted Heritage Statement also indicates that features lost during the erection of the modern partition wall would be reinstated based on the information available from historic photographs, drawings and evidence onsite.

The 2no. new meeting rooms proposed in former staff kitchen area (stripped out in the 1960s) are also supported on heritage grounds. These works are considered to cause a low degree of less than substantial harm to the Grade II listed asset, due to the proposed affixing into original

walls and the necessary MEP services. This harm would however be mitigated as the partitions would be positioned in locations of lesser significance, utilising glazing that would minimise the visual impact of these interventions. Additionally, whilst the ventilation design is not entirely conservation-led, it has been supported by separate clear and convincing justification, which indicates that the works would significantly boost the usability of the library, equipping it for sustainable and flexible public use. The submitted Heritage Statement also indicates that these 2no. new meeting rooms would respect the original floor plan and structures of the library, would be of lightweight construction, and would have the potential to be reversed if required in the future.

With the above details and justification in mind, and subject to additional secured by conditions; the application is supported on heritage grounds. The proposed works are considered to maintain the appearance of the Grade II listed asset and have been designed with appropriate weight given to the special significance of the designated asset, pursuant to policy EN3 of the Core Strategy, saved policy DC19 of the UDP, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within Section 16 of the NPPF.

Moreover, it should be noted that any perceived harm caused as a result of the proposed works would arguably be outweighed by the public benefits that would be experienced, including improved facilities and user experiences of the library which would also secure the retention, maintenance and continued use of the building, thereby according with policy DC19 of the UDP.

**Visual and residential amenity** – the submitted Heritage Statement indicates that the works would be confined to the interior of the building only. As such, the visual and residential amenity of the area would be unaffected by the works.

**Conclusion** – as any harm caused by the proposed works is considered to be ‘less than substantial’, paragraph 208 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 optimum viable use.

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 proposed works to Chorlton District Library 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 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:

'Application for Listed Building Consent for alterations, extension or demolition of a listed building', numbered 'PP-13403981', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Location of Work No 1 – Proposed New Partition Wall', numbered 'MCC B01 GF DR B 0016', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Proposed New Meeting Rooms', numbered 'MCC B01 GF DR B 0017', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Ground Floor Fire Alarm – Proposed Building Layout', numbered 'MCC B01 GF DR E 0012', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Ground Floor Power Layout – Proposed Building Layout', numbered 'MCC B01 GF DR E 0022', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Ground Floor Lighting Layout – Proposed Building Layout', numbered 'MCC B01 GF DR E 0033', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Ground Floor Intruder Alarm Layout – Proposed Building Layout', numbered 'MCC B01 GF DR E 0041', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Proposed meeting rooms & move office wall – Mechanical Services', numbered 'MCC B01 B1 DR M 0021', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'OCULA FS25. FRAMELESS HINGED GLASS DOOR. F117 DOOR FRAME HEAD DETAIL', numbered 'PS/FS25/4203', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'OCULA FS25. FRAMELESS HINGED GLASS DOOR. F117 DOOR FRAME JAMB DETAIL', numbered 'PS/FS25/4303', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'OCULA FS25. FRAMELESS HINGED GLASS DOOR. F117 DOOR FRAME WALL ABUTMENT', numbered 'PS/FS25/4305', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'OCULA FS25. FRAMELESS HINGED GLASS DOOR. F117 15mmSHADOW GAP ABUTMENT', numbered 'PS/FS25/4311', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Meeting room & move wall – Existing Mechanical Services & Strip-out', numbered 'MCC B01 B1 DR M 0020', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Proposed Meeting Rooms & New Wall', numbered 'MCC B01 GF DR B 0015', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Existing & Proposed Elevation A', numbered 'MCC B01 GF DR B 0018', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Existing and Proposed Section A-A', numbered 'MCC B01 GF DR B 0019', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Existing and Proposed Elevation B', numbered 'MCC B01 GF DR B 0020', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Existing & Proposed Section B-B', numbered 'MCC B01 GF DR B 0021', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Design and Access Statement for Chorlton Library', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Chorlton Library - Design Process and Reasoning for Current Meeting Room Ventilation Design Rev A', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Heritage Statement for Chorlton Library', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

'Photographs for Chorlton Library', stamped as received by the City Council as Local Planning Authority on the 12<sup>th</sup> September 2024.

Reason - To ensure 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 included within the documents listed under condition no.2 of this approval, prior to the undertaking of the relevant section of work, full and final details of any repairs to historic fabric, including full materials specification and methodology, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall be carried out in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

## **Appendix 1 – List of consultees & neighbours notified**

Chorlton Voice  
Heritage & Urban Design

46A Manchester Road, Chorlton, Manchester, M21 9PH  
8 Longford Road, Manchester, M21 9PL  
6 Longford Road, Manchester, M21 9PL  
4 Longford Road, Manchester, M21 9PL  
Ground Floor And First Floor, 52 - 54 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 6, 40 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 2, 40 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 3, 40 Manchester Road, Chorlton, Manchester, M21 9PH  
Oswald Road Primary School, Oswald Road, Manchester, M21 9PL  
46 Manchester Road, Chorlton, Manchester, M21 9PH  
44 Manchester Road, Chorlton, Manchester, M21 9PH  
56 - 58 Manchester Road, Chorlton, Manchester, M21 9PH  
52 - 54 Manchester Road, Chorlton, Manchester, M21 9PH  
21A Manchester Road, Chorlton, Manchester, M21 9PN  
Flat 7, 40 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 5, 40 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 1, 40 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 4, 40 Manchester Road, Chorlton, Manchester, M21 9PH  
42 Manchester Road, Chorlton, Manchester, M21 9PH  
43 Manchester Road, Chorlton, Manchester, M21 9PW  
2 Longford Road, Manchester, M21 9PL  
50 Manchester Road, Chorlton, Manchester, M21 9PH

## **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) -  
Area Team Boundary - Name: SOUTH AREA