

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139267/LO/2024

Date registered valid: 28 February 2024

Proposal: Listed Building Consent - Internal refurbishment of the Grade I listed Orangery at Heaton Hall including internal and external repairs, new mechanical and electrical equipment alongside new facilities to provide a multi-functional dining / event space for a future operator

Address: Heaton Hall Heaton Park, Middleton Road, Manchester, M25 2SW

Ward(s): Higher Blackley Ward

Applicant: Mr Peter O' Brien, Manchester City Council

Agent (if any): Mr Damien Woolliscroft, Buttress

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **25 September 2024**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 21 March 2024

Standard consultations: Printed: 3 September 2024 Expired: 24 September 2024

Neighbour notifications: No neighbour notifications have been printed and sent.

Site notice: Posted: 21 March 2024 Expired: 13 April 2024

Press advert: Published: 12 March 2024 Expired: 26 March 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Grade I

Conservation area: Not applicable

Tree Preservation Order:

The application relates to Heaton Hall, a Grade I listed building (under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended) recognised for its special architectural and historic interest, situated within Heaton Park in the Higher Blackley ward of Manchester.

Built in the mid-18th century as a country residence for Sir Thomas Egerton, 1st Earl of Winton, the property was originally designed by James Wyatt with later additions/phases by Samuel and Lewis Wyatt. The property is designed in the Palladian style and is constructed of sandstone ashlar with Coade stone dressings and hipped slate roofs.

The part-single / part-two storey building is arranged on an east-west axis, comprising a central block linked by colonnaded wings to octagonal pavilions on either side with the kitchen to the west and library to the east, 1823 additions to the north side of the wings and pavilions and an orangery to its eastern end.

The north front provides the main entrance; however, it is the southern façade that is the architectural focal point of the building, overlooking the designed landscape of the park. Both entrances are symmetrical in terms of their form. James Wyatt's southern façade is composed of a two-storey five-bay centre with a prominent three-window bow, flanked by single-storey seven-bay wings with tall colonnades mounted on steps and linked to slightly higher octagonal single-storey pavilions. The centre block has steps up to the bow and is flanked by a lion and lioness of cast lead on stone pedestals. Giant Ionic semi-columns are featured to the bow in addition to pilasters to the outer bays, a guilloche string-course, plain frieze, cornice and blocking course. The bow has twelve- and nine-pane sashed windows, Coade stone panels between floors depicting classical rustic scenes, and a shallow domed lead roof. Each outer bay

has a large Venetian window in a blank arch at ground floor level and a nine-pane sash above. The colonnades have fluted friezes enriched with antique ox-skulls (bucrania) and very tall fifteen-pane windows (with those of the left wing now boarded). The pavilions each have pilasters and a frieze like the colonnades, a cornice and high parapet, a large Venetian window in the centre and swagged panels over the windows in the canted side bays.

The northern front of the main block features 2:3:2 bays with a pedimented centre breaking forwards, a first-floor sill-band, moulded cornice and blocking course, a tetrastyle portico mounted on steps, tall twelve-pane sashed windows at ground floor level with horizontal panels above, and nine-pane sashed windows at first-floor level. Attached at each side of this are the 1823 additions to the rear of the wings, two lower storeys with seven bays each, pilasters, sashed windows and massive clustered chimney stacks.

The former orangery to the east, facing south, is a long symmetrical single-storey range featuring 3:3:5:3:3 bays, a projected polygonal centre with colonnaded ends (the rest pilastered with a full-height bay window in each bay), a moulded cornice and blocking course carried round the whole and a flat roof which replaced the original glazed central dome and pitched roofs.

The west wing (comprising the former kitchen and service areas) is presently in a derelict state, having been damaged by a fire in c.1983.

Internally, the hall houses fine original features including an entrance hall, staircase hall with imperial staircase and colonnaded landing, saloon, dining room, billiard room, music room, library, and, at first-floor, the Cupola Room which has very rare survival of complete Etruscanstyle decoration. The eastern wing and kitchen contain some original features including servants' stairs, fielded panel cupboards in the former house-keeper's room and two large segmental-arched fireplaces on opposed walls in the kitchen.

The grounds surrounding the hall were laid out in 1807 by William Emes, informed by the schemes of Capability Brown, and have since undergone a number of re-imaginings, in line with contemporary design trends. Heaton Park (including Heaton Hall) was purchased by Manchester City Council and opened as a public municipal park in 1902. The hall itself has been used for various purposes, including a tearoom and café, arts space, filming venue, as well as gallery/exhibition purposes.



Existing courtyard elevation to rear of Orangery



Existing courtyard elevation to toilet block



Existing interior facing towards proposed servery area



Existing interior facing entrance to toilet block



Former kitchen area



Orangery roof



Rear entrance roof and boiler room roof



Window overlooking boiler room roof



Existing interior facing west towards bay windows



South facing elevation to the park



Orangery garden facing southeast

Description of development

The applicant is seeking listed building consent for the internal refurbishment of the Grade I listed Orangery at Heaton Hall including internal and external repairs, new mechanical and electrical equipment alongside new facilities to provide a multi-functional dining / event space for a future operator.

Planning history

101369/LO/2013/N1 – LISTED BUILDING CONSENT relating to repairs of internal and external fabric of building – Approved (10.04.2013).

108448/LO/2015/N1 - Listed Building Consent for installation of cabling and associated equipment for Wi-Fi – Secretary of State Approved (11.09.2015).

110817/LO/2015/N1 - Listed Building Consent for the repair and reinstatement of windows to the west wing – Approved (09.02.2016).

115426/VO/2017 - City Council Development for works to the existing Orangery, including renewal of the roof covering, repairs to the existing windows and doors, the installation of two pairs of patio doors, the relaying stone steps and paths and repairs to the existing boundary wall, and the creation of level access to the gardens, and elevation repair works to the Hall including the redecoration of external rendered areas, renewal of roof drainage system and repairs to existing masonry involving the removal of embedded iron – Approved (25.05.2017).

115427/LO/2017 - Listed Building Consent for the refurbishment of the existing Orangery including renewal of the roof covering, repairs to the existing windows and doors, the installation of two pairs of patio doors, the relaying stone steps and paths and repairs to the existing boundary wall, and the creation of level access to the gardens, and elevation repair works to the Hall including the redecoration of external rendered areas, renewal of roof drainage system and repairs to existing masonry involving the removal of embedded iron – Approved (25.05.2017).

124055/VO/2019 - City Council Development for the installation of 21 brass rubbing posts within Heaton Park – Approved (21.10.2019). 124056/LO/2019 - Listed Building Consent for the Installation of 21 brass rubbing posts within Heaton Park – Approved (21.10.2019).

139266/VO/2024 - Internal refurbishment of the Grade I listed Orangery at Heaton Hall including internal and external repairs, new mechanical and electrical equipment alongside new facilities to provide a multi-functional dining / event space for a future operator – Invalid

140297/LO/2024 - LISTED BUILDING CONSENT-Upgrade to existing electrical installations at Heaton Hall, including works to main switch gear and sub mains wiring, power installation (i.e. socket outlets), lighting installations (including minimal external lighting), intruder & CCTV systems, fire alarm systems & emergency lighting, and Wi-Fi, data & communications system – Approved (02.09.2024).

Consultations & Notification Responses

Local residents, as notified by site notice – no comments or objections received.

Feedback/comments from the Gardens Trust (received 10th April 2024) are summarised as follows:

- We have considered the information provided in support of the application and liaised with our colleagues in Lancashire Gardens Trust.
- On the basis of this we confirm we do not wish to comment on the proposals at this stage.
- We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals.

Feedback/comments from the Gardens Trust (received 20th September 2024) are summarised as follows:

- No further comments to add in relation to the additional information provided.

Feedback/comments from the Georgian Group (received 13th April 2024) are summarised as follows:

- Supports the proposal overall, no objection to the principle of using the Orangery as a café/restaurant.
- Concerns in relation to the proposed materials for wall and floor treatments in the kitchen area.
- Concerns in relation to incomplete/missing information. The submitted damp investigation was unable to examine all of the walls in the kitchen area. Proposed interventions based on incomplete information, may not be conservation-led.
- Further investigations to determine the condition/conservation needs of the walls/floors in the kitchen area recommended.
- Significant concerns in relation to the proposed materials/finishes of the kitchen servery (gypsum plaster, latex screed, and vinyl sheeting). Impermeable materials unsuited for use in traditional masonry building. May potentially cause harm – trapping/forcing moisture into walls, resulting in damp accumulation and deterioration of fabric (particularly given its porous sandstone construction).
- Materials should be revised to omit impermeable options. Replaced with traditional vapour permeable materials.

Feedback/comments from Historic England (received 11th April 2024) are summarised as follows:

- Introduction of a new heat pump and cooling system with a central ceiling raft and associated roof top ventilation ducts would be a considerable change to the building.
- No objection to the principle of these works.
- The ventilation ducts would not be visible due to the height of the parapet. Interior outlets would be contained within a central ceiling raft.
- The current roof and ceiling structure is the least significant part of the Orangery, and the benefits of installing the ceiling raft will enable other services as well as the ventilation pipes to be concealed.
- This will declutter the interior space which currently contains an excessive number of exposed wires and pipework along the top and bottom of the walls.
- The proposed internal trench heaters at the base of the windows will result in minimal harm to the building, and will remove the need for radiators, further freeing up space.

- The use of traditional brass grilles over the trench heaters will minimise the visual impact further and be in keeping with underfloor heating systems of historic orangeries.
- Changes to the modern toilet block, rear courtyard and rainwater goods are supported.
- The repaving of the courtyard with reclaimed York stone flags will enhance the setting of the listed building and enable this underused area to be enjoyed.
- While the modern toilet block is not an attractive addition to the Orangery, its repair and reconfiguration is preferable to either the construction of a new toilet block or to the construction of a toilet area within the historic building. Taking this into
- An opportunity to improve upon the present situation.
- Concerns relating to the creation of bar and server areas within the main event space, and the lack of information on final finishings and decoration.
- To maintain and enhance the significance of the Orangery, the interior space should be kept as free and uncluttered as possible, i.e., any elements such as a bar or server should be of a 'pop-up' nature, which could be removed when not in use.
- This will ensure the space retains the open character of a historic glasshouse.
- Additional research and on-site investigations in the form of test pits may reveal the nature of the original flooring and could be used to influence design and add authenticity to the space.
- It is likely that the original flooring was stone flags or ceramic tiles rather than wooden
- 'parquet style' flooring as is proposed.
- This style of floor is not in keeping with the style of the building and previous use as a glasshouse, and has not been clearly justified in the supporting documentation
- Any window dressings should be of a type that can be fully tucked away, such as horizontal blinds rather than draped curtains, so the building is fully legible as an orangery from the outside with the view being one predominantly of glass and distinguishable from the main part of Heaton Hall.
- If final paint colours, materials and finishes will be discharged via condition, then window dressings should be included in this.

Feedback/comments from Historic England (received 12th September 2024) are summarised as follows:

- On the basis of the further information submitted, we do not wish to offer any comments.

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 antisocial 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 placemaking;
- 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 internally refurbish the Grade I listed Orangery at Heaton Hall (including internal and external repairs, new mechanical and electrical equipment, and the installation of new facilities) in order to provide a multi-functional dining and event space for a future operator, securing the building's future use, longevity and viability, 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 Heritage Statement and Design & Access Statement each set out the details of the proposed works to the Orangery. These include:

Externally

- *Replacement of modern roof structure and coverings to the lobby and boiler room. Note that the main roof and toilet area have previously been replaced with a Bauder system build-up felt roof with cut-to-falls insulation.*
- *Replacement of rainwater goods with cast iron to match originals.*
- *Introduction of additional underground drainage and access chambers to connect all downpipes currently discharging onto the ground into the system. The access chamber in the courtyard is not currently connected to the main drainage and acts only as a soakaway for rainwater.*
- *Installation of a continuous perimeter soakaway running along the north wall to prevent water from the courtyard soaking into the fabric and render.*
- *Removal of existing render to north wall and replacement with a new lime-based render to terminate 150mm above ground level.*
- *Removal of render to rear brickwork and replacement with a lime-based render.*
- *Removal of render from toilet block wall and replacement with Siberian larch timber cladding.*
- *Repair of south elevation windows including new timber cills and complete redecoration.*
- *Introduction of a new UV film to the interior face of the glazing to the existing windows.*
- *Repair of north external door to west pavilion.*
- *Removal of boiler room door and frame, increase opening size and provide new braced door and frame.*
- *Introduction of brick wall to boiler room with timber cladding.*
- *Adjustment to existing leadwork above cornice and renewal where required to match existing details.*
- *Replacement of circular pattern paving either side of bay window (i.e. within loggias) with York stone flags.*
- *Replacement of courtyard paving with reclaimed York stone flags.*

- *Provision of new timber enclosure with concrete base to house 3 no. wheelie bins for kitchen waste. This new structure will be sited close to the east elevation of the Orangery and will be screened by existing hedging.*
- *Provision of mechanical heat recovery ventilation units at roof level to provide energy efficient ventilation for the occupants (the existing windows are fragile and are not suitable to achieve this).*
- *Provision of a Variable Refrigerant Flow (VRF) heat-pump system primarily for cooling due to high solar gains, but to assist in heating at peak heating times too. Indoor ducted fan assisted VRF units are to be hidden above the raft and have decorative air supply grilles in the vertical closure face set back from the edge of the raft. Return air is to be via similar decorative grilles. Outdoor units will be low-profile, hidden behind existing parapet walls on east or west roof above main entrances.*
- *Installation of external floodlighting within the ground shall be provided as part of the main hall rewiring to the Orangery (which will be integrated with the Main Hall upgrade).*
- *Installation of new external lighting provided by IP65 uplighters within the new Courtyard paving.*
- *Creation of level access to main entrance and fire exits.*

Internally

- *Make good internal finishes damaged as a result of water ingress.*
- *De-scaling of rusting beam flanges to west pavilion soffit, treat with corrosion inhibitor and make good as necessary.*
- *Carry out concrete repair to slab soffit over storerooms.*
- *Removal of paper finishes in the function room and allow walls to dry out naturally.*
- *Re-plastering of areas where rising and penetrating damp is an issue in a breathable lime-based plaster.*
- *De-scaling of tie rods and corroding sections of beams in west loggia cellar.*
- *Provision of decorative ceiling raft to carry service runs and screen off mechanical and electrical services.*
- *Replacement of radiators alongside windows with trench heating under windows with traditional style grilles in brass finish.*
- *Removal of water heater and other redundant M&E fittings from toilet area. Install new water heater(s) and hot and cold distribution pipework*
- *Provision of local extract ventilation to toilet cleaners' cupboard and staff changing – these are to exhaust via roofs to avoid penetrations through elevations and associated exhaust grilles.*
- *Provision of new dedicated electrical distribution boards and sub mains cabling fed from the main hall basement electrical switch room.*
- *Installation of new general lighting that provides various scene settings to allow the large Orangery main space to provide different forms and light levels to meet the client vision of providing both café, dining and wedding functions alongside general training opportunities. Emergency lighting will be included within the general luminaires as integral units.*
- *Rewiring of the fire and security alarm systems, which shall be linked back into the main hall central control panels.*
- *Refurbish main toilet area to create a fully accessible unisex facility.*
- *Stripping out of bar and provision of spurs to enable provider to fit out as desired.*
- *Stripping out commercial kitchen and provide spurs – create blank canvas for caterers.*
- *Replacement of a number of internal doors as necessary to ensure access for all. Note that mainly modern doors are being replaced.*

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.

It should be noted that the listed building is presently in a dilapidated and derelict state, featuring numerous historic installations and interventions which have had an overtly negative impact upon the building's appearance, appreciation, and preservation over time.

The proposed works include efforts to reverse these negative interventions, improving and restoring the appearance and visual attractiveness of the building overall, whilst also ensuring its compliance with current health and safety legislation, improving the security of the site and ensuring its continued use.

The submitted Heritage Statement indicates that, due to the sensitivity and architectural and historic significance of the site, the proposal has been designed utilising a conservation-led approach. Moreover, in terms of the impact that the proposal would have upon the character and fabric of the listed building, the submitted Heritage Statement indicates the following:

Impact Assessment: Exterior

- *The exterior works have been considered in a sensitive manner. Where interventions are proposed they follow standard conservation practice and principles. This will ensure that there is no adverse harm to the significance and setting of the heritage asset. The key aspects of the proposal are considered further below.*
- *The replacement of uPVC rainwater goods with cast iron to match originals, represents an enhancement given the use of traditional materials.*
- *The removal of the existing render to the north elevation of the Orangery and its replacement with a new lime-based render to terminate 150mm above ground level will result in no adverse harm. A traditional approach and materials palette will be utilised to ensure that the building retains its ability to breathe.*
- *The removal of render from the exterior face to the toilet block (which dates from the 20th century and is of no heritage value) will result in no harm. The render will be replaced with Siberian larch timber cladding, which will distinguish the later addition from the more historic Orangery. The finish to the timber will ensure that this element does not compete with the render to the Orangery. The location of the proposed timber cladding within the enclosed rear courtyard (concealed by the existing wall) will also ensure that the cladding is not overly evident visually from within the parkland.*
- *The proposed external repair works, which include new timber cills and complete redecoration of the south elevation windows (more recent additions), are also minor in nature and will be carried out on a like-for-like basis. It is noted that traditional methods and techniques will be utilised for the general repair works, such as the use of a lime-based mortar for repointing works and the repair of stonework on a like-for-like basis.*
- *The introduction of a new UV film to the interior face of the glazing to the existing windows will be a subtle intervention i.e. the colour choice of the film will be chosen to ensure that it is not overly evident visually when viewed from the exterior.*
- *The removal of the boiler room door and frame and an increased opening size to provide a new braced door and frame will result in no harm. The boiler room adjoins the rear elevation of the Orangery (east side of rear courtyard) and is a later infill. The introduction of a brick*

wall to the boiler room with timber cladding will not cause any harm, given that the boiler room is a later addition.

- The replacement of the modern roof structure and coverings to the lobby and boiler room will result in no impact. No historic fabric will be impacted by this aspect of the proposal and the roof will not be evident visually in views from the immediate environs.
- The replacement of the circular pattern paving either side of the bay window to the Orangery (i.e. within loggias to the south elevation) with York stone flags represents an enhancement. The existing paving dates from the 20th century and contributes little aesthetically. The proposed York stone flags are more traditional, will be sourced from within the Park and will enhance the appearance of the loggias. The existing concrete slabs to the rear courtyard will also be replaced with York stone flags, thereby enhancing this external space.
- The provision of a new timber enclosure with a concrete base to house 3 no. wheelie bins for kitchen waste will result in no harm. This new structure will be sited close to the east elevation of the Orangery and will be screened by the existing hedging. This will ensure that the new structure is not overly evident visually in views from the south and west, in particular.
- The outdoor units associated with the provision of mechanical heat recovery ventilation units at roof level (to provide energy efficient ventilation for the occupants) and a VRF heat-pump system, will be concealed behind the existing parapet walls on the main roof. This will ensure that they are not visually evident in views from within the immediate environs including the parkland.
- The installation of external floodlighting within the ground (as part of the rewiring to Heaton Hall including the Orangery) will be carried out in a sensitive manner to ensure that this . One floodlight will be mounted on an existing stone plinth within the formal garden to the south of the Orangery, with the remainder to the north and south of Heaton Hall. Subject to the design of the light fitting being small in size and finished in a muted colour, it is unlikely to be garish in the context of the Orangery and the main hall adjacent.

Impact Assessment: Interior

- The interior of the Orangery has seen substantial change over time, which has compromised its historic fabric and layout. Where interventions are proposed they will be carried out in a sensitive manner to ensure that there is no adverse harm to the interior of the heritage asset.
- Where repair and refurbishment works are proposed to the interior, these will be carried out using standard conservation techniques. This includes re-plastering of areas where rising and penetrating damp is an issue using a breathable lime-based plaster.
- The proposed decorative ceiling raft within the main space of the Orangery is required to carry service runs and screen off mechanical and electrical services. This aspect of the proposal is fully reversible and there will be no adverse harm associated with its installation. While contemporary in nature, it is noted that the interior of the main space has seen notable change over time and this element is considered to be an honest intervention, which can be easily removed in the future. It will also conceal mechanical and electrical services thereby ensuring that there is not a cluttered appearance of service runs internally.
- The internal trench heaters at the base of the windows will minimise the harm to the heritage asset. The introduction of trench heaters will remove the need for radiators, thereby creating a less cluttered appearance.
- The refurbishment of the main toilet area to create a fully accessible unisex facility will result in no harm. The toilet block is a 20th century addition and is of no heritage value.

With the above details and justification in mind, and subject to additional safeguards and

information secured by conditions; the application is supported on heritage grounds. The proposed works are considered to enhance the appearance of the Grade I 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 greater safety and security on site, as well as the requirement to adhere to health and safety regulations. The works would also secure the retention, maintenance and continued use of the building, thereby according with policy DC19 of the UDP.

Visual and residential amenity – for the reasons outlined above, the proposal is not considered to cause undue harm to the appearance of the listed building or its surrounding area as it would make clear efforts to remediate the building's current dilapidated and derelict state through the removal of historic negative interventions and the installation of more sympathetic and subservient materials and features, that would be in-keeping with the listed building's original historic character and appearance.

In terms of the proposal's impact upon the residential amenity of the area, this would be minimal, if any at all, given that Heaton Hall is located centrally within the grounds of Heaton Park at a significant distance away from the nearest residential properties.

The proposal is therefore considered acceptable due to its accordance with policies DM1 and SP1 of the Core Strategy.

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 internally refurbishing the Grade I listed Orangery at Heaton Hall (including internal and external repairs, new mechanical and electrical equipment, and the installation of new facilities) 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building', numbered 'PP-12792338', stamped as received by the City Council as Local Planning Authority on the 15th February.

'Proposed Electrical Elevation Layout', numbered '24/100/OR/E/12', revision T1, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Orangery Containment, Electrical Ducting and Excavation Layout', numbered '24/100/OR/E/01', revision T1, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Orangery General Small Power and Data Layout', numbered '24/100/OR/E/02', revision T1, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Proposed Electrical Schematic', numbered '24/100/OR/E/10', revision T1, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Orangery Possible – Example Kitchen Layout - Depending on Developer', numbered '24/100/OR/E/04', revision T1', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Orangery Lighting Layout Option 1', numbered '24/100/OR/E/05', revision T1, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Orangery Fire Safety and Security Systems Layout', numbered '24/100/OR/E/03', revision T1, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Existing Elevation with Repairs Elevation 01 & 02', numbered '9752 BA ZZ 00 DR A (20)001 P2', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Existing Elevation with Repairs Elevation 01 & 02', numbered '9752 BA ZZ 00 DR A (20)001 P3', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Existing Elevation with Repairs Elevation 02 & 3', numbered '9752 BA ZZ 00 DR A (20)002 P3', stamped as received by the City Council as Local Planning Authority on the 5th September 2024.

'Existing Elevation with Repairs Elevation 01', numbered '9752 BA ZZ 00 DR A (20)003 P2', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Existing Elevation with Repairs Elevation 05 & 06', numbered '9752 BA ZZ 00 DR A (20)004 P2', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Existing and Proposed Toilet Block Plan with Proposed Section E-E', numbered 'HPO-MCC-B01-GF-DR-A-0013', revision B, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'South & North Elevations As Existing & Proposed', numbered 'HPO-MCC-B01-XX-DR-A-0010', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Proposed Sections A-A, B-B, C-C and D-D', numbered 'HPO-MCC-B01-XX-DR-A-0018', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'PRELIMINARY INVESTIGATION OF DAMP. HEATON HALL ORANGERY, HEATON PARK, MANCHESTER. JOB NO. 212.97', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Design & Access Statement. LP 45499. Internal & External Refurbishment to Create an Events & Catering Space at Heaton Hall – Orangery Heaton Park', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Heaton Hall Orangery. Heaton Park External Repair Specification. FOR PLANNING AND LBC. 14-02-2024', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Proposed Hall and Orangery Ground Floor Plan in Site Context', numbered 'HPO-MCC-B01-GF-DR-A-0007', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Existing & Proposed Drainage Layout', numbered 'HPO-MCC-XX-XX-DR-A-0021', revision B, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'External Doors As Proposed', numbered 'HPO-MCC-B01-GF-DR-A-0020', revision C', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Internal Doors As Proposed', numbered 'HPO-MCC-B01-XX-DR-A-0019', revision C', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Courtyard Elevations & Side Entrance As Proposed', numbered 'HPO-MCC-B01-XX-DR-A-0016', revision E, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Finishes Schedule Plans', numbered 'HPO-MCC-B01-GF-DR-A-0031', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Ground Floor Plan - As Proposed (Concept Design H)', numbered 'HPO-MCC-B01-GF-DR-A-0011(1)', revision H, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Ground Floor Plan - As Proposed (Concept Design H)', numbered 'HPO-MCC-B01-GF-DR-A-0011(2)', revision H', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Manchester City Council. The Orangery – Heaton Hall. Heritage Statement', stamped as received by the City Council as Local Planning Authority on the 11th September 2024.

'Handrail Elevations at Side Entrance As Proposed', numbered 'HPO-MCC-B01-XX-DR-A-0024', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Elevations to Timber Bin Store', numbered 'HPO-MCC-B01-XX-DR-A-0025', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Proposed Kitchen Elevations (CDS Willman Proposal)', numbered 'HPO-MCC-B01-XX-DR-A-0026', revision A, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Secondary Glazing to Kitchen Window', numbered 'HPO-MCC-B01-XX-DR-A-0027', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Secondary Glazing to Kitchen Window - Internal Elevation & Section', numbered 'HPO-MCC-B01-XX-DR-A-0028', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Secondary Glazing to Kitchen Window – Plan', numbered 'HPO-MCC-B01-XX-DR-A-0029', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Substantiation for the Proposed Type C cavity Drain System', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Mechanical Proposals', numbered 'HPO-MCC-B01-GF-DR-M-0015', revision P02, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Room Data Sheets', numbered 'HPO-MCC-XX-XX-DR-A-0022', revision A', stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Mechanical Roof Mounted Equipment Layout', numbered 'HPO-MCC-B01-GF-DR-M-0018', revision P02, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Existing Mechanical Services & Strip-out', numbered 'HPO-MCC-B01-GF-DR-M-0017', revision P01, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'Mechanical Proposals - Indicative Elevations & Sections', numbered 'HPO-MCC-B01-GF-DR-M-0016', revision P02, stamped as received by the City Council as Local Planning Authority on the 2nd September 2024.

'SERIES 10 SLIMLINE HORIZONTAL SLIDING UNITS', stamped as received by the City Council as Local Planning Authority on the 2nd 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, including samples and/or specifications, of any proposed external materials and finishes to be used as part of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

This should include, but not be limited to, wall cladding, louvres, railings, roofing finishes and joinery.

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.

4) 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, including samples and/or specifications, of the following items shall be submitted to and approved in writing by the City Council as Local Planning Authority.

- a) External masonry (including cleaning, repointing, mortar repairs, and stone reinstatement)
- b) Plasterwork
- c) Windows

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.

5) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the undertaking of any works to the existing floors, walls, and ceilings, full and final details, including samples and/or specifications, of any proposed internal materials and finishes to be used as part of the development 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.

6) 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, additional details of the following items shall be submitted to and approved in writing by the City Council as Local Planning Authority.

- a) Type C waterproofing (scope, affixing details, finish, and associated works to original/historic construction)
- b) The proposed chute and overflow to parapet
- c) Internal raft to ceiling (exact dimensions, affixing details, materials, and finishes)
- d) Trench heating
- e) Any fixed furniture (design, size, affixing details, materials, and finishes).

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.

7) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the installation of any additional MEP services other than those shown on the approved drawings, full and final details of the additional MEP services 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.

8) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the installation of any external or internal signage associated with the new use of the building, full and final details of the location, appearance, materials, finishes, and method of affixing of any external or internal signage 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.

9) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the erection of any scaffolding necessary for any external works to the building, full and final details of the scaffolding and associated support structure, including its location, means of affixing to the building, details of how the building fabric would be protected from potential damage, and details of making good to the building fabric following removal, 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

Heritage & Urban Design
Friends Of Heaton Park Trust
Historic England (North West)
The Gardens Trust

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Green Belt Land - Green Belt Area (LDF)
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Area Team Boundary - Name: NORTH AREA