MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140297/LO/2024
Date registered valid:	14 June 2024
Proposal:	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.
Address:	Heaton Hall, Heaton Park, Middleton Road, Manchester, M25 2SW
Ward(s):	Higher Blackley Ward
Applicant:	Mr Tony Jones Manchester City Council
Agent (if any):	Mr Stephen Levrant Heritage Architecture Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **28 August 2024**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 11 July 2024

Standard consultations: Printed: 25 June 2024 Expired: 16 July 2024

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

Site notice: Posted: 28 June 2024 Expired: 19 July 2024

Press advert: Published: 2 July 2024 Expired: 16 July 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: Not applicable

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 Etruscan-style 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.



Submitted location plan



Heaton Hall, as viewed from Google Earth



Southern façade, as viewed from Google Earth



Southern façade



Northern façade, as viewed from Google Earth



Northern façade

Description of development

The applicant is seeking listed building consent for an upgrade to the 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.

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**

139267/LO/2024 - 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 – **Pending consideration**

Consultations & Notification Responses

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

Urban Design & Heritage – Requested amendments to the proposals to rationalise and reduce a number of the proposed installations. Revised proposals were received and were considered to be acceptable subject to the attaching of a number of conditions to: deal with full and final details of any required new penetrations; full and final details of the installations, including exact location and affixing details, would need to be secured by a condition; full and final details of any repairs and restoration works to original/historic fabric, including plasterwork and joinery, following the removal of redundant MEP services and making good any associated damage, In-situ sample of the proposed CCTV/intruder alarm and associated containment.

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 upgrade the 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), in order to ensure the building's adherence to current health and safety regulations as well as securing its 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 & Design and Access Statement sets out the details of the proposed works to the Hall, these include:

Switchgear – Install new main switchgear in electrical room fixed to new water-resistant back board spaced off the wall.

Lighting Installation – the lighting installation is to be rewired with existing chandeliers and historic light fittings being re-furbished by specialist contractors, any new light fittings to decorative areas will be bespoke light fittings of types to be agreed.

Installation of small number of external lights surrounding the Hall to illuminate the exterior elevations of the building.

Power Installation – Socket outlets would be installed as required by the Applicant, the types and locations of which would be agreed with both the Applicant and Conservation Officer.

Emergency Lighting – Emergency lighting would be installed throughout the building, the emergency lighting would be designed and installed in accordance with BS5266.

Conversions to mains light fittings will be used wherever possible with separate emergency lighting to be installed so as to be as discrete as practicable

CCTV System – CCTV cameras would be installed to the decorative rooms; the CCTV controls and recorder would be installed within the building.

Cameras would also be installed on the roof which would be viewable off site by the CCTV monitoring station.

Fire Alarm System -The proposed upgraded system will utilise a combination of wired and wireless fire alarm equipment, using wireless fire alarm equipment in the most sensitive parts of the building, reducing the visual impact of the fire alarm installation and also reducing the necessity of fixing cables to parts of the building structure.

Aspirating and beam detection equipment may also be installed as part of a new fire alarm system which will reduce the visual impact of the new fire alarm system whilst still providing automatic fire detection.

Intruder Alarm System - A new Intruder Alarm would be installed throughout the building and would be a designed and installed in accordance with BS 50131.

All equipment and wiring will be of the type to be sympathetic to the Grade I listed building, all works will be carried out by contractors with experience of working on listed buildings and a record of completing works to a high standard. Any building works (including floor void access) will be carried out by suitably qualified and specialised tradesman, again with experience of working on listed buildings.

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 features numerous historic installations and interventions (including external and internal lighting, cabling, and conduits) which have had an overtly negative impact upon the building's appearance, appreciation, and preservation over time and which no longer satisfy the requirements of current health and safety legislation, existing in a faulty and unserviceable state.

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 as well as improving the security of the site and ensuring its continued use.

The submitted Heritage Statement & Design and Access 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 & Design and Access Statement indicates the following:

"Main Switchgear and Sub Mains Wiring:

•Installation of new mains switchgear in electrical room (basement level) affixed to new water-resistant backboard. New sub-mains to be installed to local distribution boards as required across the Hall.

No adverse impact is considered to derive from this proposal.

Lighting Installation:

•Rewiring and refurbishment of existing chandeliers and historic light fittings by specialist contractors. Installation of new light fittings in areas where there are inappropriate fittings. Precise details to be agreed with MCC Conservation Team.

This proposal has been informed by detailed consultation with historic lighting consultants and information provided by Manchester Galleries team which has provided data on the provenance and date of particular fittings. A detailed methodology statement has been prepared by a specialist chandelier repair consultant (Brotheridge Chandeliers). It is proposed that the repair of certain chandelier light fittings be undertaken on site and that there may be an opportunity for

workshop sessions open to the public, aiding the interpretation of the significance of the hall. The restoration of key fittings within the house is identified as a beneficial aspect of the proposed works.

The replacement of non-traditional or inappropriate light fittings within the Hall with more sympathetic fittings presents an opportunity to reinstate the integrity of some areas of the building, particularly in key spaces such as the Library. The principal of this element of the proposed works is judged to give way to no adverse impacts, dependent on the number of replacement fittings and the nature of the replacement fixture is to be agreed with MCC Conservation Team in due course.

•New light fittings to service and staff areas.

The replacement of existing utilitarian light fittings with upgraded ones will not adversely impact the character or significance of the hall. The number of replacement fittings and the nature of the replacement fixture is to be agreed with MCC Conservation Team in due course.

•Additional lighting to be provided in the west wing to enable safe access.

The introduction of additional 'temporary' lighting to the fire-damaged west wing will aid access and servicing to this part of the building and is not considered likely to affect the character or special interest of the building. This element of the proposals is considered to have a neutral impact on the appreciation of the building's significance.

•Installation of emergency lighting throughout the building, designed and installed in accordance with BS5266.

It is proposed that new emergency lighting installations will be located as discretely and sensitively as possible, aiding safe access through and out of the Hall. As with all other installations, the scope of works outlines that this will be undertaken with as little intrusion to historic fabric as possible. The introduction of emergency lighting is not considered to adversely impact the special interest of the listed building.

•Exterior flood/up lights located within the grassy banks which surround the hall to illuminate external elevations of the building.

The proposed lights will be placed subtly in locations around the exterior of the hall, utilising existing locations for previous installations wherever possible. It is proposed that existing channels for cabling are utilised.

The exterior lighting will illuminate the external envelope of Heaton Hall at night, better revealing the form, structure and detailing of the historic building, providing opportunity to better appreciate its architectural quality and its relationship to the surrounding landscape. The personalisation of the lighting colour scheme to different events presents opportunities for greater level of interpretation and interaction with the listed building. It is considered that this element of the proposals will enhance the experience of the listed building at night time from within the surrounding RPG, benefitting the special interest of both the Hall and the designated landscape.

Overall, this proposal is considered to have a minor beneficial impact on the appreciation of the Hall's significance.

<u>Power Installation</u>

•Introduction of new socket outlets across the Hall – replacing existing sockets in same location where possible.

It is proposed that the number of sockets will be kept to a minimum – approximately two per room – to facilitate the viable function of the Hall. Where possible, existing socket outlet locations will be utilised and, where new, the installations will be clearly legible and surface mounted to skirtings, intruding as little as possible on the historic fabric.

The proposed works are not considered to have an adverse impact on the special interest of the listed building.

Intruder Alarm

•Installation of new intruder alarm system across the Hall, designed and installed in accordance with BS50131, Grade 3 system. Upgraded PIR detectors to be installed in locations of existing sensors, with new locations limited as much as possible.

The number of installations will be kept to as minimal number as possible and located as sensitively as can be achieved to limit any visual intrusion across the Hall, particularly in the most significant and sensitive spaces at ground and first floor level. The new installation is necessary to improve the security of the Hall and surrounding park and is therefore considered to be an essential element of the proposals.

The proposed works are not considered to have an adverse impact on the special interest of the listed building.

CCTV System

•CCTV cameras are to be installed to each of the key rooms within the hall, in addition to main circulation areas and other key parts of the Site. CCTV controls and recorders are to be installed within the building.

The existing CCTV cameras are large and visually intrusive fixtures which detract from the character and architectural/aesthetic quality of key rooms in the Hall.

The number of installations will be kept to as minimal number as possible and located as sensitively as can be achieved to limit any visual intrusion across the Hall, particularly in the most significant and sensitive spaces at ground and first floor level. The new installation is necessary to improve the security of the Hall and surrounding park and is therefore considered to be an essential element of the proposals.

The proposed works are not considered to have an adverse impact on the special interest of the listed building.

•Installation of CCTV cameras at roof level with an off-site monitoring system.

The number of installations will be kept to as minimal number as possible and located as sensitively as can be achieved to limit any visual intrusion both in terms of the Hall and from localised areas of the surrounding parkland. The new installation is necessary to improve the security of the Hall and surrounding park and is therefore considered to be an essential element of the proposals.

The proposed works are not considered to have an adverse impact on the special interest of the listed building.

Fire Alarm

•Installation of new fire alarm system throughout the building, designed and installed in accordance with BS5839 Part 1, L1 Grade system, and linked to a monitoring centre.

The number of installations will be kept to as minimal number as possible and located as sensitively as can be achieved to limit any visual intrusion across the Hall, particularly in the most significant and sensitive spaces at ground and first floor level. The new installation is necessary to improve the security of the Hall and surrounding park and is therefore considered to be an essential element of the proposals.

The proposed works are not considered to have an adverse impact on the special interest of the listed building.

Wi-Fi, Data & Communications

•Works to improve data and Wi-Fi capability.

The proposed improvement works to the Wi-Fi and data capability of the Hall will secure greater opportunities for its flexible use by internal and external groups. The nature of the improvements is to be agreed in further consultation with MCC.

The Works Justification Statement presented in the previous section has demonstrated that the existing electrical installations are beyond their originally intended usage period, resulting in poor quality and deteriorating equipment and wiring; ad hoc additions and amendments have made it difficult to locate faults, presenting risks to the safety of both the building and its users.

In the existing condition, the building's use as a space for social or cultural events, such as a filming location, is restricted owing to the outdated electrical installations which prevent high voltage equipment from being used directly. Similarly, the lack of emergency lighting, as well as outdated and historically faulty fire and intruder alarm systems mean that the building is not being protected to the level it should be, especially given its exceptional significance and sensitivity as a Grade I listed structure.

The proposals which are the subject of this LBC provide an opportunity to cohesively and sensitively upgrade the Hall's electrical services and secure its future use as a location for hosting events, filming and educational opportunities amongst others. The works will facilitate the building's use by the public and encourage interaction which the Hall, keeping the building in active use and ensuring its long-term future conservation, enabling people beyond the Parks maintenance team to appreciate the exceptional significance of the listed building.

The appraisal above and the documentary material provided in support of this application has demonstrated that the package of proposed works has evolved with a full understanding of the sensitivity of Heaton Hall, both in terms of its physical fabric and its character and atmosphere. The proposals have benefited from detailed consultation with MCC's Conservation Team as well as Historic England and the Georgian Group, which has guided the details of elements including the type of cabling to be used, the locations and fixtures of new outlet sockets, the appropriateness of replacement and new lighting installations, and the general approach to the protection of the property during the construction phase of the works. The proposal to make-good areas which will be affected by the removal of redundant cabling and installations will maintain and improve the architectural and aesthetic quality of the hall.

Overall, it is considered that the Proposed Development will help to secure the future use and thereby conservation of Heaton Hall, and that the electrical upgrade works in particular are a necessity given these installations are beyond the end of their serviceable life.

The proposals are considered to comply with local and national planning policies, in particular, paragraph 205 of the NPPF (2023) which states that great weight should be afforded to a heritage asset's protection (the weight increasing the more important the asset). Heritage Architecture are of the view that the Proposed Development does not give way to any less than

substantial harm to the listed building. Should the LPA find otherwise, the considerable benefits of the scheme (as outlined above) should be taken into consideration in the planning balance, particularly their contribution to achieving and preserving the optimum viable use for Heaton Hall, as stipulated by paragraph 208 of the NPPF."

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 remove outdated and redundant fixtures and fittings, thereby reducing the amount of visual clutter associated with the building and improving its current state, as well as utilising smaller, more subservient replacement models to allow for a less intrusive, more sympathetic design, whilst still adhering to current health and safety regulations.

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 upgrading the 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) 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 polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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 Listed Building Consent for alterations, extension or demolition of a listed building', numbered 'PP-13156012', stamped as received by the City Council as Local Planning Authority on the 14th June 2024.

-‘Ground Floor. Building Enabling Works. MCC Planners Information’, numbered ‘24/100/BW/01’, revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘First Floor. Building Enabling Works. MCC Planners Information’, numbered ‘24/100/BW/02’, revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Basement & Ground Floors. Structural Co-ordination Layout. MCC Planners Information’, numbered ‘24/100/BWP/03’, revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Basement. West Wing. Lighting & Power’, numbered ‘24/100/E/01’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Basement. East Wing. Lighting & Power’, numbered ‘24/100/E/02’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Ground Floor. West Wing. Lighting & Power’, numbered ‘24/100/E/03’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘Ground Floor. Central Proposed. Lighting & Power’, numbered ‘24/100/E/04’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘Ground Floor. East Wing. Lighting & Power’, numbered ‘24/100/E/05’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘First Floor. West Wing. Lighting & Power’, numbered ‘24/100/E/06’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘First Floor. Central Proposed. Lighting & Power’, numbered ‘24/100/E/07’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘First Floor. East Wing. Lighting & Power’, numbered ‘24/100/E/08’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Basement. West Wing. Intruder Alarm & CCTV Layout’, numbered ‘24/100/E/09’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Basement. East Wing. Intruder Alarm & CCTV Layout’, numbered ‘24/100/E/10’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Ground Floor. West Wing. Intruder Alarm & CCTV Layout’, numbered ‘24/100/E/11’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘Ground Floor. Central Proposed. Intruder Alarm & CCTV Layout’, numbered ‘24/100/E/12’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘Ground Floor. East Wing. Intruder Alarm & CCTV Layout’, numbered ‘24/100/E/13’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘First Floor. West Wing. Intruder Alarm & CCTV Layout’, numbered ‘24/100/E/14’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘First Floor. Central Proposed. Intruder Alarm & CCTV Layout’, numbered ‘24/100/E/15’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘First Floor. East Wing. Intruder Alarm & CCTV Layout’, numbered ‘24/100/E/16’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘Roof. Security Safety Systems Layout. And Access to Roof / Roof Voids’, numbered ‘24/100/E/17’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘Basement. West Wing. Fire Alarm Layout’, numbered ‘24/100/E/18’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Basement. East Wing. Fire Alarm Layout’, numbered ‘24/100/E/19’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Ground Floor. West Wing. Fire Alarm Layout’, numbered ‘24/100/E/20’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Ground Floor. Central Proposed. Fire Alarm Layout’, numbered ‘24/100/E/21’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.

-‘Ground Floor. East Wing. Fire Alarm Layout’, numbered ‘24/100/E/22’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘First Floor. West Wing. Fire Alarm Layout’, numbered ‘24/100/E/23, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘First Floor. East Wing. Fire Alarm Layout’, numbered ‘24/100/E/25’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Basement Area. Containment Layout’, numbered ‘24/100/E/26’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘Ground Floor. Containment Layout’, numbered ‘24/100/E/27’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘First Floor. Containment Layout’, numbered ‘24/100/E/28’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Site Layout. External Lighting to Hall. & Excavations, Ductwork and Foundations’, numbered ‘24/100/E/29’, revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-‘Proposed. Electrical Schematic’, numbered ‘24/100/E/31’, revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘First Floor. Central Proposed. Fire Alarm Layout’, numbered ‘24/100/EP/24’, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
‘First Floor Sample Photographs of Artwork, Artefacts, Building Structure that will require Protection’, numbered ‘24/100/APP/02’, revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
‘Ground Floor Sample Photographs of Artwork, Artefacts, Building Structure that will require Protection’, numbered ‘24/100/APP/01’, revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Building Works & Preparatory Installation Works Specification’, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Electrical Services Specification’, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Listed Building Electrical Installation Standards Statement Report’, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Schedule of Existing Openings for Electrical Cables & Containment Document’, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Schedule of Luminaires/B’, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Schedule of New Electrical Equipment within the Heritage Rooms Photos’, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-‘Brotheridge Chandeliers’, stamped as received by the City Council as Local Planning Authority on the 27th June 2024.
-‘Heritage Statement & Design and Access Statement’, stamped as received by the City Council as Local Planning Authority on the 27th June 2024.
-‘Listed Building Consent Report – Condition Improvement Works’ stamped as received by the City Council as Local Planning Authority on the 27th June 2024.
-‘Method Statement for – Protection of Statues – Heaton Hall’ stamped as received by the City Council as Local Planning Authority on the 27th June 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 any new penetrations to the basement of the building, full and final details including the size and location of any required new penetrations together with a method statement for the works, 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.

4) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the undertaking of any new installations to the roof of the building, full and final details including exact location and affixing details of the roof installations, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The roof installations 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 repairs and/or restorations works to the original/historic fabric of the building, full and final details of the repairs and/or restoration works, including details of any plasterwork and joinery, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The repairs and/or restoration 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 installation of the proposed CCTV/intruder alarm and associated containment, samples and/or specifications of the proposed CCTV/intruder alarm and associated containment shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Thereafter the development shall be carried out in accordance with those 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

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Green Belt Land - Green Belt Area (LDF)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA