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HERITAGE STATEMENT

13 St Mary's Hall Road, Manchester, M8 5DZ

April 2024



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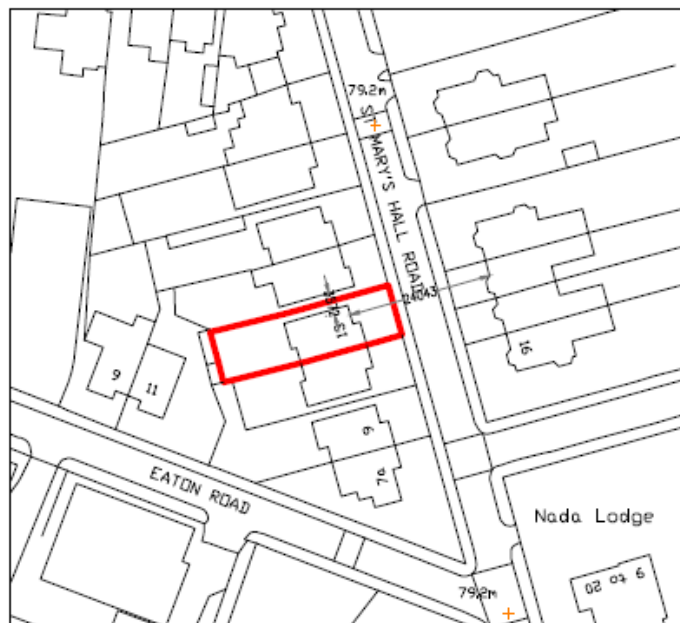
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1. Introduction

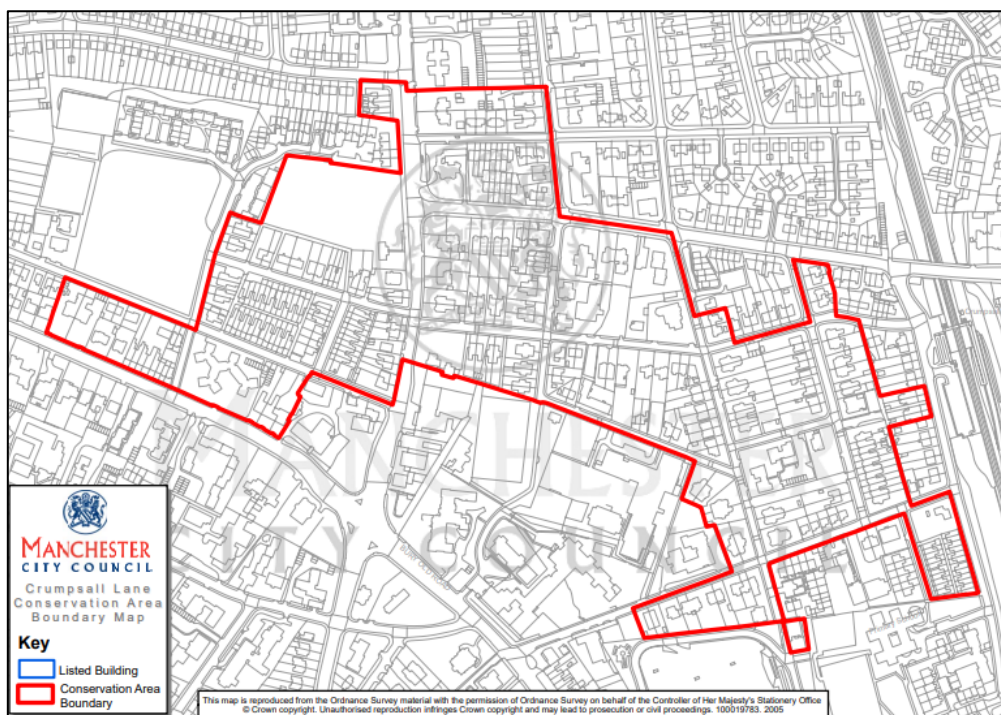
- 1.1 This Heritage Statement has been prepared to support a planning application for the erection of a front dormer and two roof lights at 13 St Mary's Hall Road, Manchester, M8 5DZ.
- 1.2 The Statement considers the proposals in light of national, regional and local planning policy.
- 1.3 In accordance with Para 200 of the NPPF, the level of detail is proportionate to the assets' importance and is sufficient to understand the potential impact of the proposal on its significance.
- 1.4 The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.5 The proposals are compliant with local, regional and national planning policy, as this statement sets out.

2. Site Location and Description

- 2.1 The application site is located on St Mary's Hall Road in Crumpsall, Manchester. The locality is predominantly residential in character.



- 2.2 The immediate surrounds are characterised by semi-detached dwellinghouses.
- 2.3 To the south is Eaton Road which is characterised by larger buildings, notably with examples of commercial uses.



2.4 The map above is shows the boundary of the Crumpsall Lane Conservation Area, in which the application site is located.



2.5 Number 13 St Mary's Hall Road is a red brick semi-detached property with a large front driveway. The property has feature windows with headers and cils.



2.6 The materials of properties in the locality are predominantly red brick with slate roofs. Render is also prevalent within the street scene.

- 2.7 Whilst the St Mary's Hall Road street-scene is not primarily characterised by front dormers, there are examples in the vicinity of the site.
- 2.8 To the north at Bennett Road, properties are characterised by small front dormers. The image below shows the front dormers to 30 and 32 Bennet Road.



3. Application Proposals

3.1 This statement supports a planning application which proposes minor alterations to the front elevation of the existing dwellinghouse, in the form of 1no. small dormer and 2no. small conservation style rooflights flush with the roof slope.

3.2 The application proposals are relatively minor in nature and scale.

3.3 The dormer is to be slate clad.



3.4 There are no other changes proposed under this application.

4. Planning History

- 4.1 Following a review of Manchester City Council's online planning database there is no relevant planning history associated with the application site.

5. Relevant Planning Policy

- 5.1 Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the:
- The saved policies of the Manchester Unitary Development Plan (UDP) dating back to July 1995;
 - The Manchester Core Strategy 2012 – 2027; and
 - The Places for Everyone Plan (adopted 21 March 2024)
- 5.2 A revised version of the NPPF was published in December 2023. This replaced previous versions of the NPPF. It is a material consideration in the determination of planning applications, particularly where policies contained therein conflict with or supersede parts of the Development Plan.

Local Planning Policy

Manchester Core Strategy 2012 – 2027

- 5.3 The Manchester Core Strategy Development Plan Document outlines the Council's vision for Manchester in the period to 2027 along with the planning policies which will be used to deliver that vision. Policies contained within the plan that are relevant to this application are considered to be:
- **EN3 (Heritage)** requires that new developments is designed to enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.
- 5.4 The application site is identified on the Policies Map as being located within the Crumpsall Lane Conservation Area.

Saved UDP Policies

- 5.5 The saved policies of the Manchester Unitary Development Plan (UDP) date back to July 1995. The saved policies contained within the plan that are relevant to this appeal are considered to be:
- **Policy DC18 (Conservation Areas)** states that the City Council will give particularly careful consideration to development proposals within conservation areas. It states that:
 - a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i. The relationship of new structures to neighbouring buildings and spaces;
 - ii. The effect of major changes to the appearance of existing buildings;

- iii. The desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).

Supplementary Planning Documents (SPD)

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007).

Places for Everyone Joint Development Plan Document

- 5.6 The Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development.
- 5.7 The Places for Everyone Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024.
- 5.8 Notably, the following policies are relevant as they replace Core Strategy policies:
 - The second para of Core Strategy policy EN3 is replaced by JP-P2.
 - **JP-P2: Heritage** states that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

National Planning Policy

National Planning Policy Framework (NPPF)

- 5.9 The revised NPPF was published in December 2023. It states that the *“purpose of the planning system is to contribute to the achievement of sustainable development.”*
- 5.10 National Planning Policy Framework (NPPF) Chapter 16 Conserving and Enhancing the historic Environment.
- 5.11 Section 16 of the NPPF (Conserving and Enhancing the historic Environment) relates to the conservation and enhancement of the historic environment.
- 5.12 Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 5.13 Paragraph 205 states that in 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.
- 5.14 Paragraph 208 of the NPPF states that where a 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 securing its optimum viable use.
- 5.15 Paragraph 11 of the NPPF identifies a presumption in favour of sustainable development at the heart of the Framework which, for decision taking, means:
- Approving development proposals that accord with an up-to-date development plan without delay.
- 5.16 Sustainable development will be achieved by balancing economic, social and environmental objectives, taking local circumstances into account.
- 5.17 Paragraph 126 explains that the Government attaches great importance to the design of the built environment, and further that good design is a key aspect of sustainable development. New development should function well and add to the overall quality of the area over its lifetime. Good architecture should be visually attractive, and development should be sympathetic to local character and history, whilst not preventing or discouraging innovation and change.

National Planning Practice Guidance (NPPG)

- 5.18 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG), which seeks to make planning guidance easier and simpler for practitioners and the public and is to be read in conjunction with national policy contained within the NPPF. The guidance is regularly updated, and the guidance in the NPPF is supported by relevant paragraphs in the on-line guidance.

6. Heritage Assessment

The Crumpsall Lane Conservation Area/Application Site

- 6.1 The Crumpsall Lane Conservation Area consists of a variety of types of tenure, design and age of residential dwellings. The immediate character and context of this part of the Conservation Area along St Mary's Hall Road is of two storey semi-detached properties with bay window designs and gabled roofs above.
- 6.2 The application site is semi-detached, traditional Edwardian dwelling that can be seen in conjunction with period properties that lie on the opposite side of St Mary's Hall Road. The character of this part of the conservation area contains various recent and more modern additions and interventions.

Impact on the Conservation Area/Design of the Host Dwelling

- 6.3 Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the conservation area.
- 6.4 Section 16 of the NPPF relates to the conservation and enhancement of the historic environment. It states that in 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.
- 6.5 The application site is located within the Crumpsall Lane Conservation Area.
- 6.6 The proposal would introduce a small gabled tiled dormer, in keeping with the style of the property, which is to be constructed of matching materials to the existing roof. Whilst there are no other examples of front facing gabled roofed dormers within the immediate context of St Mary's Hall Road, there are examples within close proximity to the application site at Bennet Road to the north and the proposal would be of a similar design to existing dormer windows on the front elevations of No.'s 30 and 32 Bennet Road which are the nearest dwellings with similar dormers to the application property.
- 6.7 The roof lights are acceptable as they are conservation style, flush with the roof slope. Their positioning on the roof slope makes them less visible from the street scene.
- 6.8 The introduction of the dormer feature and conservation style roof lights within street scene would not adversely impact on the character of the Conservation Area.
- 6.9 Paragraph 203 of the NPPF 2023 states that the following should be taken into account when determining applications that affect heritage assets:

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

6.10 The proposed development involves two small conservation style rooflights and a small gabled dormer to the front elevation. The Conservation Area contains properties with similar sized, scaled and positioned dormers on properties and therefore the proposals are considered to cause the lower end of less than substantial harm to the character of the conservation area. The proposal would also allow a family dwelling to be enlarged to create improved accommodation.

- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*

6.11 By allowing the occupier of the dwellinghouse to extend the property to provide for their growing needs helps contributes to creating more sustainable communities.

- c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

6.12 The proposed dormer and conservation style rooflights would add visual interest to both the host dwelling and street scene and would be subservient to the host property in terms of size and scale. They are considered to be in keeping with the character of the conservation area by making a positive contribution to and sustaining the character and distinctiveness.

6.13 Paragraph 209 states, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly and indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

6.14 As stated above, it is considered that the proposed works would have less than substantial harm on the character of the conservation area. The public benefits of the scheme are considered to outweigh any limited harm.

7. Summary and Conclusions

- 7.1 This Statement has set out the merits and acceptability of the proposed dormer and 2no. conservation style rooflights to the front elevation of 13 St Mary's Hall Road, Manchester, M8 5DZ.
- 7.2 The proposals will not result in any unacceptable impacts upon the design and character of the existing building nor the Conservation Area.
- 7.3 The proposals are asserted to comply with both local, regional and national planning policy. As such, the application should be approved without delay.