

Our Ref: 2022-016
Your Ref: PP-12825613

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By email only

Dear Sir/Madam,

Proposed development comprising external cladding and associated signage at The Northern Lawn Tennis and Squash Club, Palatine Road, Manchester, M20 3YA.

We write on behalf of our client, Northern Lawn Tennis And Squash Club, with an application for external cladding and associated signage to the existing building at The Northern Lawn Tennis and Squash Club.

The Site and Surrounding Areas

The application relates to the Northern Lawn Tennis and Squash Club located to the south of the junction of Palatine Road and Lapwing Lane with access available via Palatine Road through a set of double metal gates which lead onto a driveway to the club house and its associated grounds.

The site is bounded to the northeast by the Metrolink tramline, whilst its southeast, southwest, and northwest boundaries predominantly share borders with a range of residential properties. To the northwest, on the opposite side of Palatine Road, is a former public house car park; now a cleared site earmarked for residential development.

The application site is situated on the northern outskirts of the Blackburn Park Conservation Area, which was first designated in 1979. This area originally consisted of open fields which surrounded a single large, detached property, Parkfield House, owned by Charles Blackburn. Over time, Blackburn sold limited portions of land, with plots large enough to accommodate three to four houses only, thus explaining the varied forms of development currently extant in the park. Blackburn Park is principally an area of large family houses with spacious gardens, arranged along tree-lined roads.

Most of the houses within the Conservation Area remain largely in their original form, with earlier properties generally being larger than later ones. Some houses were built in later years, mainly on sites made vacant by demolition, and these for the most part have been in-keeping with the character of the Conservation Area.

Proposed Development

This application site relates specifically to part of the frontage of the existing club which is accessed from Palatine Road and consists of external cladding and advertisement.

External Cladding

The proposed development is re-clad part of the existing building to provide a higher quality external facades to part of the existing building.

Amount

As this application relates to replacement cladding to existing building, no additional floorspace will be created. The cladding would cover two areas of the existing building measuring on the eastern elevation 10.4m wide x 4.8m long to change in angle up to the edge of the existing building. On the northern elevation the cladding would cover an area of 20.7m long x 3.3 wide.



Figure 1: Eastern Elevation



Figure 2: Northern Elevation

Appearance

The existing buildings cladding will be replaced with new Western Red Cedar cladding panels to cover the two frontages of the building. The CGI image as below details how the proposed cladding would appear in situ.



Figure 3: Proposed Cladding

Proposed Signage

As part of this proposal, advertisement consent is being sought for the Halo-lit logo signs to be erected to the northern elevation. The signage will be perspex text and icons, finished in gold leaf amounting to a maximum height of 2400 mm and 2261.1mm in width. The below extract from the submitted drawings shows the exact dimensions.

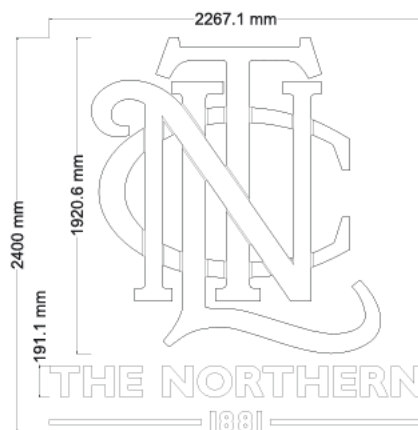


Figure 4: Proposed Signage

The proposed signage will be internally lit and retain a maximum illuminance of 200 cd/m².

Planning Policy

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC15 – Advertisements, hoardings, and posters
- Policy DC18 – Conservation Areas

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
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage
- Policy EN1 – Design Principles and Strategic Character Areas

The National Planning Policy Framework (NPPF, 2023)

- Chapter 7 – Ensuring the Vitality of Town Centres
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Assessment of the application

Principle

The principle of cladding the building and installing an internally illuminated sign to advertise and denote the name of a business, sports and recreational facility, is generally acceptable where there is no overriding unduly harmful impact upon either the character and visual amenity of the area or public safety in and around the site.

Heritage Impact

The application site is situated to the northern end of the Blackburn Park Conservation Area (designated in 1979), which comprises the area bounded by Barlow Moor Road to the south, Palatine Road to west, Lapwing Lane to the north and Wilmslow Road to the east. The area which derives from its historical association with Charles Blackburn and is predominantly residential in character, containing buildings of various architectural styles and eras, sited arranged along tree-lined roads.

Given the status of the area, it is necessary to determine whether the impact of the proposed development would affect the significance of the Conservation Area to an unacceptable degree, when considering relevant planning legislation, policy, and guidance. As such, a Heritage Statement has been prepared and supports the applications and the conclusions extracted below:

PROPOSED WORK	SIGNIFICANCE OF AFFECTED HERITAGE ASSET	MAGNITUDE OF CHANGE TO CONSERVATION AREA	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Western Red Cedar cladding applied to north and east elevations of squash courts	Blackburn Park Conservation Area: Medium	Negligible: Slight changes to historic setting that hardly affect it.	Neutral Impact: The proposed cladding will have no impact on the character and appearance of the Conservation Area.
Halo-lit logo signs to be erected above main entrance and to north elevation of squash courts.	Blackburn Park Conservation Area: Medium	Negligible: Slight changes to historic setting that hardly affect it.	Neutral Impact: The proposed new signs will have no impact on the character and appearance of the Conservation Area.

Figure 5: Heritage Impact Conclusions

The desire to have special regard to the desirability of preserving the character of conservation areas is outlined within Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 which refers to the need for Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of designated areas. This point is supported by policies EN3 and DC18.1 of the Core Strategy, along with Section 16 of the NPPF, which underline the need for due consideration to be given to the impact of new developments on heritage assets.

With reference to paragraph 202 of the NPPF, any harm which is considered less than substantial, should be weighed against the public benefits of the proposal. In this case, public benefits are derived from social and environmental improvements offered by assisting the club to continue to remain relevant and to assist in its modernisation as a key sporting facility, beneficial to the health and well-being of the local community.

On this basis, the proposed development is considered to accord with saved policy DC18.1 of the UDP, policies EN3, DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Amenity

The proposed signage would be sited a reasonable distance away from the public highway and footpath, within the grounds of the Northern Lawn Tennis Club. It would have static illuminance levels of 200 cd/m², which accords with Highways' guidance. Therefore, it is considered that the proposal will not harm public safety in and around the site.

Submission Pack

This application seeks external alterations to the existing building forming new cladding to the squash building and associated signage. To accompany this application, the following information has been submitted alongside this supporting covering letter.

- Application Forms
- Existing Elevational Plans
- Cladding Specification
- Fascia Signage Plans
- Signage Specification
- Heritage Statement

Summary and Closing

This application has been submitted on the Planning Portal under ref. 12825613 and the application fee of has been paid online. I trust you have all you require to validate this

application and allocate it to an officer, if you need anything further, please don't hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Victoria Coleman', written in a cursive style.

Victoria Coleman

Senior Planner

On Behalf of NJL Consulting