

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136415/LO/2023

Date registered valid: 5 September 2023

Proposal: Listed Building Consent for the conservation and repair works to College House, including; Removal of 20th century snowboards, repair and conservation of a lead roof damaged by water ingress, removal of 20th century lighting, and repair of historic internal stone floor.

Address: Chethams School Of Music , Long Millgate, Manchester, M3 1SB

Ward(s): Deansgate Ward

Applicant: Mr Lucy Uren Buttress

Agent (if any): Miss Lucy Uren Buttress

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 February 2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 7 September 2023

Standard consultations:

Printed: 11 October 2023 Expired: 1 November 2023

Neighbour notifications

Printed: 7 September 2023 Expired: 28 September 2023

Site notice

Posted: 7 September 2023 Expired: 28 September 2023

Press advert

Published: 12 September 2023 Expired: 26 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade I

Conservation area: Cathedral Conservation Area 1972

Tree Preservation Order: NA

Description of area

This application relates to the Chetham's School of Music. The property is Grade I listed and lies within the Cathedral Conservation Area. The part of the building affected by the proposal is known as College House. The building is a medieval building, formerly Chetham's Hospital and is Grade I Listed. This listing includes other, Grade II Listed buildings in Chetham's ownership and a fragment of a cross in front of the school's buildings.

Description of development

This application seeks consent for the following items of work:

Removal of the snowboards which are not original features.

Replacement of 20th century external lighting.

Replacement of plastic rainwater goods.

Replacement of the low-level lead roof to the Baronial Hall Fireplace.

Conservation and repair of the stone well in Fox's Court.

Conservation and repair of the stone flagged floor of the Baronial Hall, and surrounding corridors.

Introduction of new accessible paving beneath the Gatehouse archway.

Consultations & Notification Responses

The application has been advertised in the Press, Notices placed on site and neighbours notified. No representations have been received.

Historic England – Did not wish to comment and deferred to the LPA advice.

Greater Manchester Archaeological Unit – Recommends a condition.

National Amenities Societies – No Representations received.

Issues

Statutory duty Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Relevant policies Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 192 states that in determining applications, local planning authorities should take account of: • The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation • The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and • The desirability of new development making a positive contribution to local character and distinctiveness Regarding designated heritage assets, paragraph 193 states that 'great weight' should be given to their conservation and the more important the asset, the greater that weight should be; that significance can be lost through development within its setting. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 196 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 securing its optimum viable use.

Local development plan. Relevant in this case are: • Policy EN3 of the City Council's Local Development Framework Core Strategy, adopted July 2012. This states: 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. New developments must be designed so as to support the council in preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved policy DC18 of the Unitary Development Plan (Conservation Areas), which states that the council will seek to preserve and enhance the character of its designated conservation areas.

Saved Policy DC19 (Listed Buildings), which states: 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. The policy states furthermore that the council will not permit a change of use of a listed building where it would have a detrimental effect on its character or appearance; and not permit any external or internal alteration or addition where there would be an adverse effect on its architectural or historic character.

The impact of the proposed works upon the Character, significance and appearance of this grade I listed building and character of the Cathedral Conservation Area.

Removal of the Snowboards.

The installation of the snowboards has been dated to the 1950s and has been noted as a low quality design causing harm to the gutters and eaves. The removal of the snowboards will allow the visual character of the eaves of the roof to be appreciated and for the gutters to perform as originally intended. The removal of the snowboards is a minor change resulting from a small alteration which has a moderate beneficial impact on the building character.

Replacement of plastic rainwater goods.

The historic removal of cast iron rainwater goods and replacement with plastic items, constitutes harm to the building. Whilst this harm cannot be mitigated the proposed removal of the plastic goods and replacement with cast iron demonstrates an enhancement and will reintroduce quality craftsmanship to the building. The removal of the plastic rainwater goods is a moderate change which has a large impact on the building but which is beneficial to the structure's character.

Replacement of the low-level lead roof to the Baronial Hall Fireplace.

The roof is in poor condition and failing 20th century repairs can be seen across the surface. The replacement of the lead roof will remove poor quality craftsmanship and protect the roof and structure from moisture ingress. The replacement of the lead roof is a moderate change which has a large impact on the building. However the impact will be beneficial, introducing high quality craftsmanship and ensuring the long term protection of the fabric and use of the building. The visual impact on Fox's Court will be limited given the high level position of the roof.

Conservation of the stone well in Fox's Court.

The stone well is in poor condition and is progressively deteriorating. Urgent repairs are required to conserve as much historic fabric as possible. The conservation of the stone well and necessary masonry repairs will involve dismantling historic stone work. However this process would remove inappropriate cement repairs and allow essential indent repairs to occur in order to ensure the survival of the fabric. The dismantling of the well is a major change which results in a very large direct impact on highly significant fabric. However this will be beneficial in nature given the urgency of the fabric condition.

Conservation and repair of the stone flagged floor of the Baronial Hall, and surrounding corridors.

The stone flags are significant to the character and historic understanding of the Baronial Hall. However the existing condition of many of the slabs is putting this character at risk and urgent repairs are required to prevent progressive deterioration. The conservation and repairs to the stone flags is a major change involving a very large, direct impact on historic fabric. However the long term impact of this work will be beneficial enabling the preservation of ancient stonework and the character of the Baronial Hall. Alongside this the works allow the long term, safe use of the building and so allow the preservation of the medieval structure.

Introduction of new accessible paving beneath the Gatehouse archway.

The stone sets are significant to the character of the Gatehouse and entrance to Chetham's School. However many phases of work and the use of inappropriate materials has impacted this significance. The conservation of the stone setts, and introduction of new Yorkstone paving, is a major change involving a very large, direct impact on historic fabric. However the long term impact of this work will be beneficial enabling the historic Gatehouse to remain the main entrance to the site. Alongside this the works allow the long term, accessible and safe use of the Gatehouse and so allow the preservation of the medieval structure.

On balance, It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above described works and are

consistent with the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The benefits of the proposals are that the proposal consists of works that would enhance the efficiency of the building and its character and appearance. The proposal would not have an impact upon the character of the Cathedral Conservation Area.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Concerns were raised during the processing of the application about the need to reduce the impact on the character of the listed building in terms of the level of intervention. Suggestions were made about ways in which the scheme could be revised such that it would be acceptable.

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 drawings and documents:

Drawing - Proposed	06 Mar 2023	(04)001	FLOOR PLAN
Drawing - Proposed	06 Mar 2023	(04)002	FLOOR PLAN
Drawing - Proposed	06 Mar 2023	(04)003	ROOF PLAN
Drawing - Proposed	06 Mar 2023	(04)004	ROOF PLAN
Drawing - Proposed	06 Mar 2023	(05)001	ELEVATION
Drawing - Proposed	06 Mar 2023	(05)002	ELEVATION
Drawing - Proposed	06 Mar 2023	(05)003	ELEVATION
Drawing - Proposed	06 Mar 2023	(05)004	ELEVATION
Drawing - Location Plan	06 Mar 2023	(01)001	
Supporting Information	05 Sep 2023		DESIGN AND HERITAGE STATEMENT
Supporting Information	05 Sep 2023		COLLEGE HOUSE BARONIAL HALL SIGNIFICANCE

Supporting Information CSM - College House Design and Access Statement 02/03/2023

Email from agent to MCC LPA 13 December 2023 09.39 hrs confirming lime repairs retention of stones for inspection and agreement of conditions.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - archaeological watching brief.
2. A programme for post-investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and in accordance with NPPF policy 16, paragraph 205.

4) Notwithstanding the details as set out in condition 2 above before the following elements proceed final details (including where appropriate specification and method statements) of the following must be submitted to and approved in writing by the City Council as Local Planning Authority:

- o A mortar analysis (external and internal elevations, well and flagstones).
- o Method specifications, full details and samples of the proposed works and materials, including new stone, mortar, removal of cementitious mortar and cleaning works to stonework.
- o Post stripping of the roof and prior to the works commencing on the Baronial Hall Roof, an inspection by the LPA [with five working days' notice] is required to confirm whether the existing detail does not need to be revised/amended accordingly.

All of the above must be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

5) All plastic rainwater goods must be removed and replaced in accordance with the details set out in paragraph 3.2.3.2 of the

Design and Heritage Statement March 2023 - Revised April 2023 and as shown in condition 2 above which states "The proposed work will replace plastic rainwater goods with cast iron pipes designed to match the existing historic rainwater goods in every respect. In this way the proposed work will enhance the elevation with fabric appropriate to the medieval setting".

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)
National Amenity Societies
Greater Manchester Archaeological Advisory Service

The Stoller Hall, 8 Hunts Bank Approach, Manchester, M3 1DA
Unison, Arena Point, 1 Hunts Bank Approach, Manchester, M3 1UN
Flat At, Chethams School Of Music, Long Millgate, Manchester, M3 1SB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Cathedral Conservation Area 1972
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL