

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137324/FO/2023

Date registered valid: 14 July 2023

Proposal: Roof works involving the removal and replacement of the existing copper apsidal roof and perimeter box gutter with terne coated stainless steel patinated to resemble lead sheeting.

Address: 142 Old Road, Manchester, M9 8BR

Ward(s): Harpurhey Ward

Applicant: Bernadette Burns The Parish Church of Our Lady of Mount Carmel

Agent (if any): Miss Jessica Ward Bernard Taylor Partnership Ltd

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 August 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 August 2023

Standard consultations:

Printed: 20 July 2023 Expired: 10 August 2023

Neighbour notifications

Printed: 20 July 2023 Expired: 10 August 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Our Lady of Mount Carmel is a Grade II Listed Church building of Special Architectural and Historic Significance. The Church building was listed in September 2018. Despite the listed status of the church, no listed building consent is required, as the works will be carried out under an ecclesiastical exemption. An Ecclesiastical Exemption provides a mechanism for certain denominations to be exempted from the listed building consent and conservation area consent systems administered by local planning authorities when undertaking works or making repairs to those listed or conservation area buildings under their control.

Consent is sought to replace roofing materials on the apsidal roof element of the existing roof.

Our Lady of Mount Carmel Roman Catholic Church occupies a triangular site with Wilson Road to the West side and Old Road, at an oblique angle, to the North and East. The orientation of the Church is more North and South, and the 'liturgical West' gable and window actually face North

Proposed Works

The proposal is for the removal and replacement of the existing copper apsidal roof, and perimeter box gutter with terne coated stainless steel patinated to resemble lead sheeting, and associated repairs and alterations to the exterior of the Grade II listed church.

Site History

None.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

The Design and Conservation Team assessed the proposal and confirmed the repairs, and the type of materials were welcomed. However, suggested a material condition to be attached to the consent.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent 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 City Council will:

- 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.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed

buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 197 states that in determining planning 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.

Paragraph 194 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 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.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Scope of Works

- strip off all remaining areas of copper sheet roofing/box gutter and set aside for reclamation.
- Retained boarding is to be cleaned off to provide level surface for new 0.5 mm FME terne coated 316L stainless steel roof covering, with double fold standing seam joints between at maximum 500mm centres.
- At principal corners (4 no.) sheets are to be formed around retained existing wood core rolls to replicate original historic copper detail. Joints across each face of the apsidal structure are to be carefully set out to replicate original historic pattern of joints.

- At gutter, allow for fan drip edge to roof sheeting discharging into TCSS box gutter formed to replicate dimensions and structure of original copper box gutter.
- Under cloak is to be dressed down assumed wall plate and formed around brickwork wall head under gutter position.
- At raking gable between Lady Chapel roof and the North Aisle roof, the existing terra cotta raking copings are to be dismantled, cleaned off and set aside for reuse.
- Clean out wall head and prepared for re bedding raking copings.
- Reform raking cover flashings/aprons in TCSS dressed under new DPC under cloak and onto new TCSS roof sheeting. To be pointed with compatible mastic pointing to manufacturers recommendations.

Visual Amenity

Under these criteria the effect of the proposal on the affected heritage asset has been considered:

The proposal is for the removal and replacement of the existing copper apsidal roof and perimeter box gutter with terne coated stainless steel patinated to resemble lead sheeting, and associated repairs and alterations to the exterior of the Grade II listed church.

There is an identifiable need for the works due to past unauthorised access and theft of the lead and copper, and the subsequent modern repairs/replacements in inappropriate/temporary materials.

The proposal to replace the modern materials and the remaining sections of copper and lead, with terne coated stainless steel which follows the best practice guidance from Historic England on "Church Roof Replacement using Terne-coated Stainless Steel" (2022) and is supported on heritage grounds.

The works would require the removal of some traditional materials and constitute a change in appearance of the roof of the Grade II listed building, but in other areas these would improve the current situation by removing inappropriate modern materials and finishes. On balance, the works are expected to have an overall positive impact on the special significance of the Grade II listed building as derived from its architectural interest and original/historic fabric, with an anticipated benefit in regard to future maintenance and preservation.

A condition to require the submission of external material samples of the patinated terne coated stainless steel is proposed.

Conclusion

The replacement of the roof is deemed not to materially affect the architecture of the listed church, nor do the repairs visually detract from within the street scene.

The roof due to its exposed condition is at significant risk of harm or loss, due to the deteriorated condition of some sections of the materials. The repairs are considered to be acceptable and in accordance with saved policy DC19 ; of the Unitary Development Plan for the

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were no other issues to raise with the agent and the appropriate conditions have been attached.

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Repair Proposal - Lady Chapel Apsidal Roof plan ref: 112;

Location Plan ref: 110 ;

Heritage Statement/ Statement of Significance by Bernard Taylor Partnership Architects, received on the 16 June 2023;

and the Schedule of Works by Bernard Taylor Partnership Architects, stamped as received on the 28 June 2023.

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) Prior to the implementation of the external roof covering and box gutter, the materials to be used in connection replacement of the existing copper apsidal roof, the perimeter box gutter, and associated repairs of the roof of Our Lady of Mount Carmel church (including samples of the patinated terne coated stainless steel)shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

138 Old Road, Manchester, M9 8BS

Mount Carmel Presbytery, Wilson Road, Manchester, M9 8BG

Mount Carmel RC Primary School, Wilson Road, Manchester, M9 8BG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: NORTH AREA