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FENTON HOUSE, HIGHER ARDWICK, MANCHESTER

CONDITION COMPLIANCE:

Explanatory Notes for the Discharge of Conditions Information



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Prepared November 2021*

Contents of Explanatory Note:

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1. Schedule of Documents and Conditions for which the Information Applies:

1.1 The schedule below is provided for quick reference and indicates the individual conditions imposed on the planning and listed building consents and the submitted documents that seek to discharge that condition.

Condition Number:	Condition Subject Area:	Relevant Document/Drawing in the Bundle:
1	Commencement of Works/Development – Three years.	No compliance required in this application.
2	Development/Works must be carried out in accordance with approved drawings and documents.	No compliance required in this application – [Some minor amendments are proposed to the application drawings to enhance the proposals and reduce heritage impacts] <i>Existing & approved proposed plan/elevation drawings and site/location plans are include in separate documents.</i>
Background Documents & Drawings	Background Documents & Drawings	Explanatory note. [No document number] Document 1 – Background room by room schedule with assessments of significance & justifications for proposed works. Drawing 2A, 2B, 2C, 2D – Floor Plans showing Existing Door & Window Reference Numbers. Drawing 3A [South & West Elevations] & 3B [North & East Elevations]– Elevation Drawings showing location of external works. [Reference Numbers of windows & doors included]
3*	A programme/timetable detailing the timing of repairs included in the	Document 4 – Programme of works with timing of repairs and programme

	submitted Listed Building Report and Specification.	<i>for ensuring workmanship and materials.</i>
4a) *	A programme/timetable detailing the timing of issue of samples and specifications for all works to the listed building and external works.	Document 4 - Programme of works with timing of issue of samples for submission & agreement of LPA including a strategy for quality control management. Document 5 - Details of general clauses, specifications and method statements.
4b)	Samples and specifications to be submitted to the LPA prior to installation and in accordance with the approved under condition 4a)	Document 4 - Programme of works with timing of issue of samples for submission & agreement of LPA including a strategy for quality control management. No compliance required in this application.
5*	Drawings to be submitted of all external elevations, roof and internal rooms identifying the location of repairs identified in the Listed Building Report and Specification, to include general clauses, details of workmanship and materials.	Explanatory note. Document 1 – Background room by room schedule with assessments of significance & justifications for proposed works. Document 5 - Details of general clauses, specifications and method statements. Drawings 6A & 6B – External elevation drawing of location of works, including roof works. Document 6C – Schedule of works, method statements etc to accompany external elevation drawing 6A, including roof works. Document 7 – Internal ceiling, wall & floor drawings showing

		<i>location of works with works schedule notes.</i> Drawing 8 – Elevation drawings of all existing chimney stacks. Drawing 12A - Proposed External door, skirting board & cornice details. Drawing 12B - Proposed External & internal door, Architrave, panel moulding & cornice details. Drawing 13 - Proposed window details, including typical window & glazing bar cross sections.
6*	Detailed designs of measures for sound and fire separation between floors and M & E measures and their location.	Document 5 – Details of general clauses, specifications and method statements.
7*	Detailed designs of the interface between proposed new walls and existing cornices, including reflective ceiling plans showing the location of any repairs to the latter.	Explanatory note. [sections 3, 4 & 5] Document 5 – Details of general clauses, specifications and method statements. Document 7 – Internal ceiling, wall & floor drawings showing location of works with notes.
8*	A method statement including detailed designs of the rooflights and cross section of the rooflight within the roof with flashing details and making good following installation.	Document 5 – Details of general clauses, specifications and method statements. Drawing 3A [South & West Elevations] & 3B [North & East Elevations]– Elevation Drawings showing location of external works. [Reference Numbers of windows & doors included]

9*	Specifications for works to window heads, cills and reveals when new windows installed, with details to include works if the render is removed and the bricks are cleaned.	Document 5 – Details of general clauses, specifications and method statements. Drawings 6A & 6B – External elevation drawing of location of works, including roof works. Document 6C – Schedule of works, method statements etc to accompany external elevation drawing 11A, including roof works. Drawing 13 - Proposed window details, including typical window & glazing bar cross sections.
10	Before works to remove any sections of original internal walls details including the location and a description of the wall and a including justifications and method statements for the works.	Explanatory note. Document 1 – Background room by room schedule with assessments of significance & justifications for proposed works. Document 5 – Details of general clauses, specifications and method statements. Document 7 – Internal ceiling, wall & floor drawings showing location of works with notes.
11	Before works to ceilings commence all ceiling that were lath and plaster originally, plasterboard or ceilings without plaster shall be reinstated in lath and plaster with full method statements and specifications for the works.	Explanatory note Document 1 – Background room by room schedule with assessments of significance & justifications for proposed works. Document 5 – Details of general clauses,

		specifications and method statements. Document 7 – Internal ceiling, wall & floor drawings showing location of works with notes.
12	Before works to any floor covering, joists and ancillary timber commence a full method statements, specifications and repair strategy for the removal of any of these features for the works. [including their locations]	Document 1 – Background room by room schedule with assessments of significance & justifications for proposed works. Document 5 – Details of general clauses, specifications and method statements. Document 7 – Internal ceiling, wall & floor drawings showing location of works with notes.
13	Before works to remove, repair and reinstate any rainwater goods commence a full method statements, specifications and repair strategy for the works to any of these features.	Document 5 - Details of general clauses, specifications and method statements Drawings 6A & 6B – External elevation drawing of location of works, including roof works. Document 6C – Schedule of works, method statements etc to accompany external elevation drawing 11A, including roof works.
14	Before works to rebuild, repair and reinstate any chimney a full method statements, specifications and repair strategy for the works to any of these features.	Document 5 - Details of general clauses, specifications and method statements Drawings 6A & 6B – External elevation drawing of location of works, including roof works.

		Document 6C – Schedule of works, method statements etc to accompany external elevation drawing 11A, including roof works. Drawing 8 - Elevation drawings of all existing chimney stacks.
15a) *	A method statement for the removal of external elevation paint and render.	Explanatory note Document 5 - Details of general clauses, specifications and method statements Drawings 6A & 6B – External elevation drawing of location of works, including roof works. Document 6C – Schedule of works, method statements etc to accompany external elevation drawing 11A, including roof works.
15b)	Identify sample areas for the external elevations.	
15c)	The existing brick, paint and render shall be evaluated.	
15d)	A final method statement of the resulting treatment decided in condition 15c).	
16	Before works to repair and reinstate any Harkness Road or Higher Ardwick frontage boundary treatments commence, a detailed method statement, specifications and repair strategy for the works to any of these features. [including locations of railings, materials, colour, sections and fixings]	Drawings 9A & 6B - Proposed site plan showing boundary treatments and surfacing/landscaping works. Document 10 – Notes accompanying Drawings 6A & 6B with method statements, specifications, materials, colours and fixing details of external works.
17	Before works to repair and reinstate any metalwork , a detailed method statement, specification and repair strategy for the works to any of these features.	Document 5 - Details of general clauses, specifications and method statements. Drawings 6A & 6B – External elevation drawing of location of works, including roof works.

		Document 6C – Schedule of works, method statements etc to accompany external elevation drawing 11A, including roof works.
18	Before works to install roof insulation , a full method statements, specifications for the works. [including locations and insulation materials]	Document 5 – Details of general clauses, specifications and method statements
19	Before works to repair of the existing staircase , a detailed method statement, specification and repair strategy for the works to any of these features.	Document 5 – Details of general clauses, specifications and method statements. Document 7 – Internal ceiling, wall & floor drawings showing location of works with work schedule notes.
20	Before any joinery works , a detailed method statement, specification in relation to internal/external joinery repair/reinstatement works and new joinery, details to include the location of these features. [including doors, windows and any shutters etc]	Document 5 – Details of general clauses, specifications and method statements. Document 7 – Internal ceiling, wall & floor drawings showing location of works with work schedule notes. Document 11 – Schedule for doors & windows. Drawing 12A - Proposed External door, skirting board & cornice details. Drawing 12B - Proposed External & internal door, Architrave, panel moulding & cornice details. Drawing 13 - Proposed window details, including typical window & glazing bar cross sections.
21	Before works to repair fire damaged areas , details and specifications for the works to all fire damaged areas.	Document 5 – Details of general clauses, specifications and method statements.

		Drawings 6A& 6B – External elevation drawing of location of works, including roof works. Document 6C – Schedule of works, method statements etc to accompany external elevation drawing 11A, including roof works. Document 7 – Internal ceiling, wall & floor drawings showing location of works with notes.
22	Before works to repair all areas of existing damp/rot , details and specifications including locations for the works.	Document 1 – Background room by room schedule with assessments of significance & justifications for proposed works. Document 5 – Details of general clauses, specifications and method statements Drawings 6A& 6B – External elevation drawing of location of works, including roof works. Document 6C – Schedule of works, method statements etc to accompany external elevation drawing 11A, including roof works. Document 7 – Internal ceiling, wall & floor drawings showing location of works with notes.

* - Discharge of these conditions is required prior to commencement of any work

2. The Information contained in the Package:

2.1 The discharge of condition information in this package is presented in the following way:

2.11 Section 3 of this explanatory note explains the evidence-based approach to the choice of the type of repairs and the design of reinstatements etc.

2.12 A background schedule is provided that provides a general room by room audit of surviving fabric and features with an assessment of their significance. This schedule is divided into information on ceiling floor and wall features and also considers the evidence that would justify the extent and nature of repair and restoration works this assessment is based upon an analysis of the significance of various features individually and collectively in each room.

2.13 A corresponding schedule of the exterior elevations of Fenton House is cross-referenced with individual elevations that identify the location and type of the proposed works. These include drawings of all existing chimney stack elevations. The specification and method statement schedule itemises and describes the way that works are to be undertaken to the fabric and features of each elevation.

It is requested that the planning authority consider a partial discharge of condition 15 for final details of the external elevation finishes as the requirements of parts b), c) and d) of condition 15 are programmed when works commence and detailed inspection can only be facilitated when the scaffolding is installed.

2.14 The intended programme for completing the approved works is also provided and this indicates the timing within different work phases that any further samples/details are to be submitted. For instance, there may be occasions during the course of works or if unforeseen aspects are discovered when new/additional details may need to be agreed. The programme covers these possible eventualities. The programme also gives details of the stages when specialist conservation input may be needed with site inspections and advice etc.

2.15 A detailed schedule of interior elevations ceiling and floor plans [to 1:100 scale] This provides detailed information on the location and extent of restoration repair and other works. These drawings are divided into individual rooms and the notes that accompany each plan/elevation etc give a general indication of the type of work that is to be carried out for each category of work.

2.16 The information in the items shown in the exterior and interior schedules and drawings above are cross-referenced with a comprehensive list of specifications etc covering all aspects of works in each category mentioned in the conditions. These are also cross-referenced with detailed drawings to scale of doors, architraves, windows, cornices and skirting boards that are to be utilised in the scheme. These are categorised into separate types that are intended for particular locations; for instance, attic/basement doors or specific complete or partial replacement sash windows. These designs are based on in situ evidence, or in the absence of evidence, are based on historic period designs that are identified as appropriate for Fenton House and its early/mid-19th century origins.

An analysis of the surviving building indicates that the upper ground and first floors originally offered higher status and more prestigious accommodation. This

accommodation would have been serviced by rooms of much lower status on the basement and attic floors that were likely to have accommodated subsidiary service facilities. The status of the latter is indicated by the plainer wall decoration and lower ceilings and door openings. These were much more functional spaces, and the existing historic basement staircase is an example of the pared back Designs and materials used in such secondary situations.

2.17 The bundle also contains detailed specifications and method statements for distinct categories of work and details of the proposed materials to be utilised et cetera. This information should be cross-referenced with the plans and drawings that identify specific location-based works.

2.18 Details of proposed external works within the application site boundary including new hard servicing and mains enclosure are covered in a plan and associated explanatory notes.

2.19 The document issues sheet describes the separate information components and conditions that are intended to be discharged.

2.2 The adaptation scheme submitted in 2019/2020 was granted full approval by Manchester City Council. Nevertheless, this exercise has included an exploration of alternative proposals for parts of the scheme that could be amended without prejudicing the development, but these would result in significant heritage impact advantages. These have been discussed and agreed with the clients. It is hoped that these beneficial changes can be dealt with through the process of agreement of minor amendments with the planning authority. If this process cannot be instigated the owner will implement the approved scheme.

2.3 The information bundle is considered to be a comprehensive document regarding materials specifications and the methodology for carrying out all individual works to restore the listed building into a beneficial apartment use. Overall, the works specified are considered to result in an enhancing effect/impact on the special character of the listed building which has suffered a long period of disuse and a deterioration in its condition.

3. The History of Sefton House and Remaining Aspects of Significance:

3.1 The approach and method for specifying works to discharge the conditions imposed on planning permission 126094/FO/2020 and listed building consent 126095/LO/2020 is described below.

3.2 The exercise has been undertaken in accord with established national conservation principles and guidance relating to the carrying out of new works etc to listed buildings. The exercise has particularly followed the advice and approach contained in Historic England's relevant guidance. These include 'Conservation Principles: Policies and Guidance for The Sustainable Management of the Historic Environment;' (2008) and the recent consultation draft of this document issued in November 2019. The exercise is also in accord with 'Managing Significance in Decision-Taking in the Historic Environment – Good practice Advice in Planning'. (Historic England - 2015) [see **Appendix A** for relevant local policy sources]

3.3 Fenton House was first listed on 6th June 1994. [List entry number: 1218685]

The list description [see Appendix B] states –

“Town house, now hotel. Probably later C18 with earlier C19 alterations and additions; altered. Painted render on brick, slate roof on 2 levels. Double-depth plan with projected bay to right and set-back wing to left. Two storeys over basement, 5 windows plus 2-window wing; central doorway with C20 porch up steps; to the right of this, the projected bay with segmental bow to the front, 3 square 12-pane sashed windows to basement and 3 rectangular 12-pane sashes to ground floor, and coped parapet; otherwise, similar windows to basement and ground floor, altered windows to 1st floor. Gable copings with kneelers, gable chimneys. Left gable end has 2 windows to each floor. Interior not inspected”.

3.4 Although the list description states that the building is likely to have been constructed in the late 18th century with early 19th century alterations, historic Ordnance Survey maps show that it was built between 1836 and 1845. Research undertaken by at the time of application [*Heritage Statement - October 2019*] indicates that the building was first erected as a single dwelling unit and its proximity and network of tracks linking it to Ardwick Hall to the south east may imply a connection.

3.4 During the mid-19th century decades larger suburban houses and estates were being sold off for roadside development and this may have been the case here with the Fenton House corner plot being sold off by the estate as the first stage in the development of a terrace frontage onto Park Street to the north. By 1848 such a row of terrace housing had been developed immediately onto the rear of the north part of the east elevation.

3.5 The early internal layout of rooms of Fenton House is still broadly preserved. This arrangement is unusual for a high-status residence of this period, with its long corridor running virtually the north to south length of the building. This, and the blank rear elevation are clearly evidence that the building was constructed with the future development of a conjoined terrace to the rear firmly in mind. The layout and lack of garden also indicate that the property may have been intended as a commercial rather than an entirely domestic property from an early date.

3.6 From its erection until the 1880s the occupation records for the property showed it was a residence for merchant and professional gentleman's family. Two domestic servants are also recorded as in occupation. From 1881 the Census records the property is a doctor's residence and surgery in the years between 1881 and 1929. This may explain early photographs of the north set back part of the building having a separate entrance with steps onto Higher Ardwick. The internal layout would also have been suitable for a doctor's residence and surgery.

3.7 By the 1960s the property was in use as a Transport workers' hotel operated by a Mr J Fenton. In 1981 an application was approved to convert the attic floor into a self-contained apartment for the hotel manager. A large dormer was added to the rear roof slope. However, in 1985 an application was submitted by Mr Fenton to adapt the property into a residential care home. This was eventually granted approval and these conversion works must have been submitted after the building was listed in 1994. An application submitted in 2018 for a Certificate of Lawful Development implies that the building was in use in the recent past as 10 self-contained flatlets. The application was refused.



2021 Photograph of the west façade showing fire damage, generally deteriorating condition and historic alterations to the entrance doors and windows.

3.8 In March 2020 Mr Bial Quayoum was granted full planning permission and listed building consent for a conversion scheme to create seven self-contained 1, 2 and three bed apartments. The substantive elements of the approved scheme, the physical works to install new partitions and to reconfigure the stairs et cetera were granted planning and listed building consent by the city council in this scheme did not include the direction of any major alterations or extensions to the exterior of the listed building and the scheme has a relatively light touch on the internal layout. Most of the internal walls and spaces are not proposed to be altered by the approved scheme.



Dolphin House, Higher Ardwick 1960s photographs [Manchester Libraries]

3.9 The Heritage Statement has been extremely valuable in charting the history and development of the early 'Dolphin House', now known as 'Fenton House'. The statement concluded that the building had an overall medium level of significance and the historic service accommodation in the basement and attic floors has lost all its significant historic/architectural features. There are significant remnants of features associated with the higher status accommodation on the upper ground and first floors.

3.12 The present elevation facing materials and features largely remain unchanged since the 1960s when photographs were taken of Fenton House. The only pictorial documentary evidence available of the external appearance of the then Dolphin House is a photograph taken in the early to mid-1960s with a second photo of the south end of the building taken in 1969. [see *photographs below and on page 14*] The photos also show replacement windows and partial render covering the front [west facing] elevation.

3.13 The render finish on the upper floors of the west elevation have been replaced since 1969 with a cementitious painted render that was extended to cover the ground floor façade, the bay and the south elevation. The latter has additional modern window openings and windows inserted. The 1994 list description implies that the entire west, and possibly the north and south facades had been rendered by that date. There is also evidence, particularly in the 1969 photo, of the south west bay, that the facing bricks were not in good condition at that time and many bricks appear to have been replaced. The chimney stacks are brick rather than render.



1969 photographs [Manchester Libraries]

3.14 Internally recent inspections reveal that the basement and attic floors of Fenton House have lost of all authentic period features. Many of these were likely to have been removed or obliterated prior to the inclusion of the property in the list of buildings of special architectural or historic interest. For instance, in 1981 and 1985 planning permissions were granted for alterations to the attic and to create a care home. A new staircase was installed to allow a central access to the attic and a lift was installed from the basement to the first floor together with glazed fire protection partitioning.



Upper ground floor decorated early 19th century open string staircase with curved design brackets under the projecting treads.



Left: Early deep cornice on upper ground floor. **Centre:** Plinth, architraves and panelled casings to upper floor windows. **Right:** Bay sash window and shutters on the upper ground floor.



Dressed sandstone floor running to the rear of upper ground floor corridor.

3.15 However, early and possibly original features do survive to a greater extent on the upper ground floor [or 'piano nobile'] and the first floor. These floors were historically clearly the principal prestige floors of the House and the quality and refinement of surviving fragments of the fabric here support the supposition. This view is supported by the conclusions of the Heritage Statement and the quality and refinement of surviving fragments on these floors illustrate the point. [see photographs of these high quality features above]

3.16 By contrast the basement and attic floors possess the attributes of subsidiary accommodation. These characteristics include plain/undecorated rooms with low ceiling heights and smaller window and door openings. The basement staircase is functional and also much plainer in elaboration when compared with the upper ground and first floor stairs. [see photographs below]



Left: Basement corridor with low ceilings and plain walls and floor. **Right:** Simple square section balustrades and wrought iron handrail to basement stairs. [stone treads/risers?]



Left: Bay room in basement with 4 over 8 pane sash windows, low ceiling and simple skirting boards.
Right: Attic room with smaller/lower door openings, no wall decoration.

4. The Latest Approved Scheme:

4.1 The 2020 approved scheme to adapt the building into seven self-contained apartments applies a relatively light touch to the existing listed building. The external appearance of the building will not be significantly altered. No extensions are proposed and previously altered features such as modern windows, the rear dormer and the west and north elevation entrance doors are to be removed/replaced.

4.2 The same is true for approved interior proposals. On the basement level a new partition will divide the large room to the north of the entrance lobby. Recent partitions to the south of the entrance lobby are to be removed and new partitions are to be installed to create a bedroom and WC. On the upper ground floor, the existing layout remains predominantly unchanged except for changes to existing lift and WC walls adjoining the staircase. The changes to walls on the first floor are less radical and primarily focus on the removal of a modern stair to the attic and also removing modern partitions currently subdividing the historic principal bedroom on this floor. At attic level two large roof spaces are to be subdivided to create bedroom, circulation spaces and storage areas.

4.3 In summary the approved scheme will, on balance, enhance the special character of the listed building by restoring the lost windows, doors and architectural detailing on the two principal floors. The exterior elevations will be similarly enhanced by restorations and conservation repairs. The more radical alterations at basement and attic levels will not impact adversely on character as, with the exception of the basement/service stairs, no features of historic or evidential significance are present. Proposals to restore period style doors and authentic sash windows will prove to have an enhancing effect.

4.4 Minor amendments to the approved layout have been agreed with the owner and these further refine and enhance the layout to resolve the current deficiencies of the approved scheme.

5. Approach and Methodology to the Discharge of Conditions:

5.1 Systematic inspections of the interior and exterior of the property have been carried out over a series of visits. A background schedule was prepared to provide a record of the surviving fabric and features that could act as a framework for the choice of works and details for repairs etc. The exercise has also made reference to

the contents of the listed building report and condition/repair schedule undertaken on Fenton House at the 2020 application stage. A meeting was also arranged with Mr Paul Mason, the Head of Conservation and Ms. Sue Wills, the Senior Planning Officer for the south Manchester area, Manchester City council.

5.2 The exercise to select works for the repair and adaptation of the listed building has initially examined the history of the property and surviving fabric and features of the building. The conclusion arising from a series of inspections is that the interior and exterior have been the subject of incremental alterations over a prolonged period. The building was first listed in 1994. Some alterations may well have been carried out prior to the date of listing and many piecemeal external and internal alterations have occurred before listing and alterations and damage have continued since 1994.

5.3 Planning permissions for internal alterations were granted in the 1980s and these The property appears to have been partly or wholly adapted into separate flatlets or apartments at some time prior to the submission of the latest applications. It is difficult to ascertain the condition of the property at the date of listing, however the list description highlights altered windows already in position on the first floor. The interior was not inspected in 1994. A later application for a Certificate of Lawfulness implies that the property was recently in use prior to the purchase by the present owner as ten flats. It should be highlighted that despite these incremental changes the room layout on each floor has remained predominantly intact.

5.4 Photographs taken in the 1960s of the west and south elevations of Fenton House show the presence of what is likely to be a cementitious 20th century render on large areas of wall and the presence at that time of replacement or adapted sash windows with the introduction of small casements.

5.5 In accordance with established conservation principles it has been considered reasonable to work towards a restoration of features based on the 1994 date of first listing of Fenton House. For instance, the restoration of features that may have been altered before listing or as the result of planning consents prior to listing to their *original* status is considered to be unreasonable and goes beyond the right of a local authority to compel such work. It has also not been possible to source evidence of details of missing features such as internal doors. The applicant has nevertheless agreed to go further, and the current proposals include for instance the restoration of all historic sash window in line with evidence gleaned from surviving parts of original sashes.

5.6 Taking an overview of the remaining internal aspects of significance of Fenton House following detailed inspections of the interior it is abundantly clear that the basement and attic floors have been entirely stripped of their historical features. These alterations are likely to have occurred several years and possibly decades ago.

5.7 In contrast the two principal historic floors of the building, [the upper ground and first floors] have also undergone changes but these have retained a range of early, possibly original features; these include plaster and timber wall details and the stone flagged floor. The submitted details therefore have referenced surviving features to reinstate missing elements/fabric in most upper ground and first floor rooms except for the small numbers of rooms that are new additions and have no surviving historic features. The replacement of the lift space is a case in point.

5.8 In relation to the basement and attic floors the detailed designs, specifications and method statements in the discharge of condition package reflect the fact that there are no remaining features such as doors on these floors. In these cases, new doors have been designed in the late Georgian period style that will be compatible with the style of subsidiary features expected to have been installed in first construction of the listed building. This principle has also been applied to the new external and internal doors on the middle two floors as no evidence can be sourced of their precise original appearance.

5.9 Full reinstatement throughout of ceiling plaster details and doors etc to an original design cannot therefore be justified, and in any event would be contrary to the conservation guidance contained inter alia in currently advocated established conservation principles including the principles contained in ‘Conservation Principles – *for the Sustainable Management of the Historic Environment*’ by Historic England.

5.10 Condition number 10 of the listed building consent requires justifications to be made for removal of original walls. The meeting with Mr Paul Mason, the Head of Conservation of Manchester City Council, made it clear that this and other extensive reinstatements would be required by the planning authority. The extent to which those reinstatements and restorations can be made on the basis of the planning history of the property and carrying out these restorations purely on the basis of conjectural evidence is an issue that the exercise has carefully considered.

5.11 Having granted formal consent for the proposed layout of apartments, this exercise has not included justifications for all wall removals. It has been reasonably assumed that the LPA would have been satisfied with the proposed arrangement of rooms in the approved scheme when the listed building consent application was under consideration. Relevant guidance contained in NPPF and caselaw precedent makes it clear that a condition imposed on a consent cannot effectively override the substantive components of a scheme of works that has already been granted consent.

5.13 Notwithstanding the above matters the applicant has agreed on the basis of our recommendations, to enhance the character of the listed building by incorporating some minor alterations to the approved scheme. The objective here has purely been to fine tune the approved scheme to lessen adverse heritage impacts.

5.14 It has also not been possible in a few instances to provide definitive details of proposed works. The following is an example of the complexities encountered in the exercise. Evidence from onsite inspection and examining the historic photographs shows that the existing external render panels on the west, south and north elevations are a later addition and are not the original elevation covering. The present render is suspected to be mid-20th century application.

5.15 Close inspection of early photographs also shows that the exposed basement/ground floor west walls had been painted in the 1960s. The relevant discharge document therefore proposes to carry out further investigation of the condition of the existing render and bricks when scaffolding is installed. The results of this exercise will determine the merits of repairing the present render covering or removal and re-rendering the walls as opposed to leaving the existing brickwork exposed. On the basis of current information, it is considered likely that

the present poor quality render was applied to resolve problems arising from damp ingress and damaged brickwork. Inspection of parts of the north elevation that have the render removed reveals that the render is likely to be made up of hard cement and the underlying bricks are relatively soft and not in good condition.

5.16 The option to repair of the underline bricks is presently not considered to be feasible as the scale of bricks requiring replacement is thought to be potentially extremely extensive and the resulting appearance of the facades would be disrupted. This choice of repair as opposed to restoration has been difficult to quantify at this stage. Consequently, it is recommended that the final decision on this work is determined only after further investigation and careful opening up of the structure is carried out. Only then will a well-informed decision be possible. It is envisaged that in these relatively few circumstances the planning authority will agree to consider the issue of a partial discharge of the relevant condition.

APPENDIX A

Relevant Regional and Local Policies

As Fenton House is a designated heritage asset, both national and local planning policies and guidance affect the planning policy context for the site as outlined below. Manchester Unitary Development Plan 1995 (Extant Policies) One of the objectives of this plan was 'to protect and enhance Manchester's Victorian, Edwardian and Georgian architectural and historic heritage.'

Policy DC18 on Conservation Areas and Policy DC19 on Listed Buildings within the citywide Developmental Control Policies remain valid. DC18. 1: The Council will give particularly careful consideration to development proposals within Conservation Areas. It 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); iv) the effect of signs and advertisements; v) any further guidance on specific areas which has been approved by the Council.

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 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, nor 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.

National Planning Policy

Section 16 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. Paragraphs 189-199 of the guidance are relevant to the application site.

Other National Guidance Documents

Historic England documents provide relevant guidance. These include 'Conservation Principles: Policies and Guidance for The Sustainable Management of the Historic Environment' (2008) and 'Managing Significance in Decision-Taking in the Historic Environment'. (2015)

APPENDIX B

List Description for Fenton House

FENTON HOUSE

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1218685

Date first listed:

06-Jun-1994

Statutory Address:

FENTON HOUSE, 4, HIGHER ARDWICK

This copy shows the entry on 26-Oct-2021 at 18:21:33.

Location

Statutory Address:

FENTON HOUSE, 4, HIGHER ARDWICK

The building or site itself may lie within the boundary of more than one authority.

District:

Manchester (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SJ 85398 97163

Details

MANCHESTER

SJ8597 HIGHER ARDWICK, Ardwick 698-1/20/480 (East side) 03/10/74 No.4 Fenton House

GV II

Town house, now hotel. Probably later C18 with earlier C19 alterations and additions; altered. Painted render on brick, slate roof on 2 levels. Double-depth plan with projected bay to right and set-back wing to left. Two storeys over basement, 5 windows plus 2-window wing; central doorway with C20 porch up steps; to the right of this, the projected bay with segmental bow to the front, 3 square 12-pane sashed windows to basement and 3 rectangular 12-pane sashes to ground floor, and coped parapet; otherwise, similar windows to basement and ground floor, altered windows to 1st floor. Gable copings with kneelers, gable chimneys. Left gable end has 2 windows to each floor. Interior not inspected.

Listing NGR: SJ8539897163