

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133256/LO/2022

Date registered valid: 8 August 2022

Proposal: LISTED BUILDING CONSENT for the re-building of the boundary wall adjacent the Synergy Building

Address: Parrs Wood High School , Wilmslow Road, Manchester, M20 5PG

Ward(s): Didsbury East Ward

Applicant: Louise Staunton Parrs Wood High School , Wilmslow Road, Manchester, M20 5PG

Agent (if any): Liam Denby Stratus9 Consulting Ltd Unit 8 Navigation Business Village, Navigation Way, Preston, PR2 2YP

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 03.10.2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 01 September 2022

Standard consultations:

Printed: 11 August 2022 Expired: 1 September 2022

Neighbour notifications

Printed: 11 August 2022 Expired: 1 September 2022

Site notice

Posted: 09 September Expired: 30 September

Press advert

Published: 16 August 2022 Expired: 6 September 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Star

Conservation area:

Tree Preservation Order:

The application site relates to a boundary wall within the grounds of the Grade II Star listed asset connecting the Grade II listed Former Coach House and Stable Block to north of the Parrs Wood House and the late 19th century Synergy Building, within the grounds of Parrs Wood High School. By virtue of its location, age and construction, this feature makes an important contribution to the heritage significance of the listed buildings.

Description of area

The application area contains a mixture of uses with Parrs Wood Entertainment complex to the west of the application and residential properties to the north, south and east.

Description of development

Listed Building Consent for the re-erection of the boundary wall adjacent to the Synergy Building within the grounds of Parrs Wood High School. The works will include rebuilding of the existing wall to prevent significant long-term damage, the current boundary wall is showing signs of deterioration with damage stonework to base and extensive leaning to one side.

Consultations & Notification Responses

Historic England- Had no objections to the proposal.

Local residents were notified however none responded.

Policies

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN3 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 16- Conserving and enhancing the historic environment- Paragraphs of relevance include:

197. in Section 16 states that in determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When 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 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.

200. States that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

202. 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, where appropriate, securing its optimum viable use.

208. States that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

Policy DC19- Listed Buildings

Policy DC19.1 states that 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:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. 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;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not 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.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Policy EN3- Heritage- 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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas and buildings that are statutorily listed are protected under national legislation guidance. The Council maintains information on the City's heritage assets. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.

Other Material Considerations

Legislative Regulations- Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act state that decision makers must have "special regard to the desirability of preserving the building or setting or any features of special architectural or historic interest which it possesses."

Issues

Principle

Re-building of the boundary wall with like-for-like replacements are generally accepted in principle, particularly when there are clear public benefits to the proposal. The boundary wall is a significant landmark within the school grounds with the works keeping the structure within its original use. Whilst the general principle of its works is considered acceptable, careful consideration of the proposal's impact on the fabric, character and significance of the listed building is required.

Impact on the character and fabric of the Listed Building

The requirement to preserve or enhance the setting of the Listed Building is a key requirement within policy EN3 of the Core Strategy and saved policy DC19 of the UDP, along with the objectives of the NPPF. As such, any new development must seek to retain the character of the site through careful detailing and the use of replica or compatible materials.

The repair works would not have a substantial effect on the external character and appearance of the listed building, other than to improve its appearance and condition. Brickwork and stonework repairs are proposed but these would be carried out on a like for like basis using suitable materials that would be approved on site. Similarly, replacement mortar will match the historic precedence and a condition will be attached to this approval requiring a sample of the mortar and the new stonework to be submitted prior to operation.

Whilst it is necessary to have special regard to the desirability of preserving the setting of any affected Heritage Assets, it is considered that the small instances of low physical harm resulting from the proposed works to the structure are acceptable and that the impact on the special character and fabric of the boundary wall would be less than substantial and is balanced by the legislative requirement to secure the continued use of the heritage asset.

When considering the overall harm to the listed building, the proposal will not lead to 'substantial harm' or the total loss of the significance of the heritage asset. The key features of the heritage asset, i.e. the fabric of the boundary wall, will remain broadly unchanged. Additionally, it is considered that no potential harm to surrounding heritage assets will be present as a consequence of the works to the heritage feature. In this instance the proposal seeks to retain features of significance through rebuilding the boundary wall to prevent long term significant harm and would allow an appreciate and revealing of significance that was not previously observable due to deterioration. The proposed works are considered to give rise to less than substantial harm to the designated heritage asset.

Conclusion

As any harm is considered to be 'less than substantial', paragraph 202 of the NPPF requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use which can include heritage benefits.

In the context of the NPPF and S66 of the Act, it is considered that the scheme strikes a balance between the impact of the changes on the significance of the building, and the public benefits and where there is harm, this would be less than substantial. It is considered for the reasons outlined above that the overall approach to the re-building of the boundary wall would subject to conditions relating to matter of detail, have an acceptable impact on the character and historic fabric of the listed building.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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 date of three years beginning with this date of permission.

Reason- Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawing: Location Plan ref. S9-10439-P-02

Drawing: Site Plan ref. S9-10439-P-01

Design and Access Statement

All stamped as received by the City Council, as Local Planning Authority on 18 March 2022

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

- 3) Before any brickwork or stonework repairs are carried out, samples of the materials to be used for the repairs and mortar to be used shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be carried out in accordance with the approved materials and mortar composition.

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 and character of the area and the designated heritage asset, as specified in policies SP1, EN3 and DM1 of the Core Strategy and saved Unitary Development Plan policy DC19.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Historic England (North West)

Managers Flat The Bell House, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG

Deputies Flat The Bell House, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG

The Bell House, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG

Travelodge, Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG

Unit 6, The Stables, Wilmslow Road, Manchester, M20 5PG

JONES LOWNDES DWYER LLP, Unit 4, The Stables, Wilmslow Road, Manchester, M20 5PG

Unit 5, The Stables, Wilmslow Road, Manchester, M20 5PG

Unit 2 Ground Floor, The Stables, Wilmslow Road, Manchester, M20 5PG

The Stables, Wilmslow Road, Manchester, M20 5PG

WARRINGTON MARTIN LTD, Unit 1, The Stables, Wilmslow Road, Manchester, M20 5PG

Unit 3, The Stables, Wilmslow Road, Manchester, M20 5PG

HOWELL WILD LTD, First Floor Unit 2, The Stables, Wilmslow Road, Manchester, M20 5PG

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 Zone - All Exceeding 90M

Area Team Boundary - Name: SOUTH