

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144259/LO/2025

Date registered valid: 13 October 2025

Proposal: Listed Building Consent for fire resistance treatment to ceiling of the basement boiler room and enclosure of escape stair from basement to ground floor, upgrade of emergency lighting and alarm system

Address: St Johns Presbytery, 1 St Clements Road, Manchester, M21 9EE

Ward(s): Chorlton Ward

Applicant: Father Adrian Pearson, Our Lady & St Johns RC Church

Agent (if any): Mr Adrian Pearson, Bernard Taylor Partnership Limited

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1st December 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 28 October 2025

Standard consultations: Printed: 23 October 2025 Expired: 13 November 2025

Neighbour notifications: Printed: 23 October 2025 Expired: 13 November 2025

Site notice: Posted: 28 October 2025 Expired: 18 November 2025

Press advert: Published: 28 October 2025 Expired: 18 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: No TPOs, however, all trees present are protected due to being sited in a Conservation Area

St John's Presbytery is a Grade II listed asset, listed in 2018 and designated together with the attached Roman Catholic church to the east, constructed in 1926-27 to the designs by Harold Greenhalgh. The building predates the church, constructed in late 19th century as a dwellinghouse, converted into a presbytery in the interwar period.

The presbytery is of three storeys with a large cellar, in red brick laid in Flemish bond with blue brick detailing. The presbytery presents two frontages to St Clements Road and High Lane, with an entrance serving each façade. It has a large, central entrance and staircase hall with rooms on either side, a large first-floor landing with bedrooms opening off, and a smaller, secondary staircase to the second-floor, attic storey.

As per the listing description, the building was designated due to its architectural and group interest, retaining many original features, fixtures and fittings internally, as detailed in the list entry, including panelled doors and moulded architraves, a grand timber staircase, and a well-preserved cellar.



Description of development

The applicant has submitted an application for “Listed Building Consent for fire resistance treatment to ceiling of the basement boiler room and enclosure of escape stair from basement to ground floor, upgrade of emergency lighting and alarm system”.

Planning history

091999/TEL/2009/S1 – PRIOR APPROVAL for the installation of a broadband cabinet – Approved (08.02.2010).

141525/TCA/2024 - Works to trees - G3) line of Leyland cypress in front of boundary with 38 Whitelow Road - remove all trees to ground level, grind out some of the stumps and replant some more – No Objection (19.12.2024).

141345/LO/2024 - Listed Building Consent for upgrade of the fire resistance of the ceiling to the basement boiler room and the enclosure of the escape stair from the basement to the ground floor, upgrade of existing emergency lighting installation, installation of alarm – Refused (13.01.2025).

Consultations & Notification Responses

Local residents – no responses received.

Chorlton Civic Society – no responses received.

Policies

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

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

- Policy DC19 – Listed Buildings

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

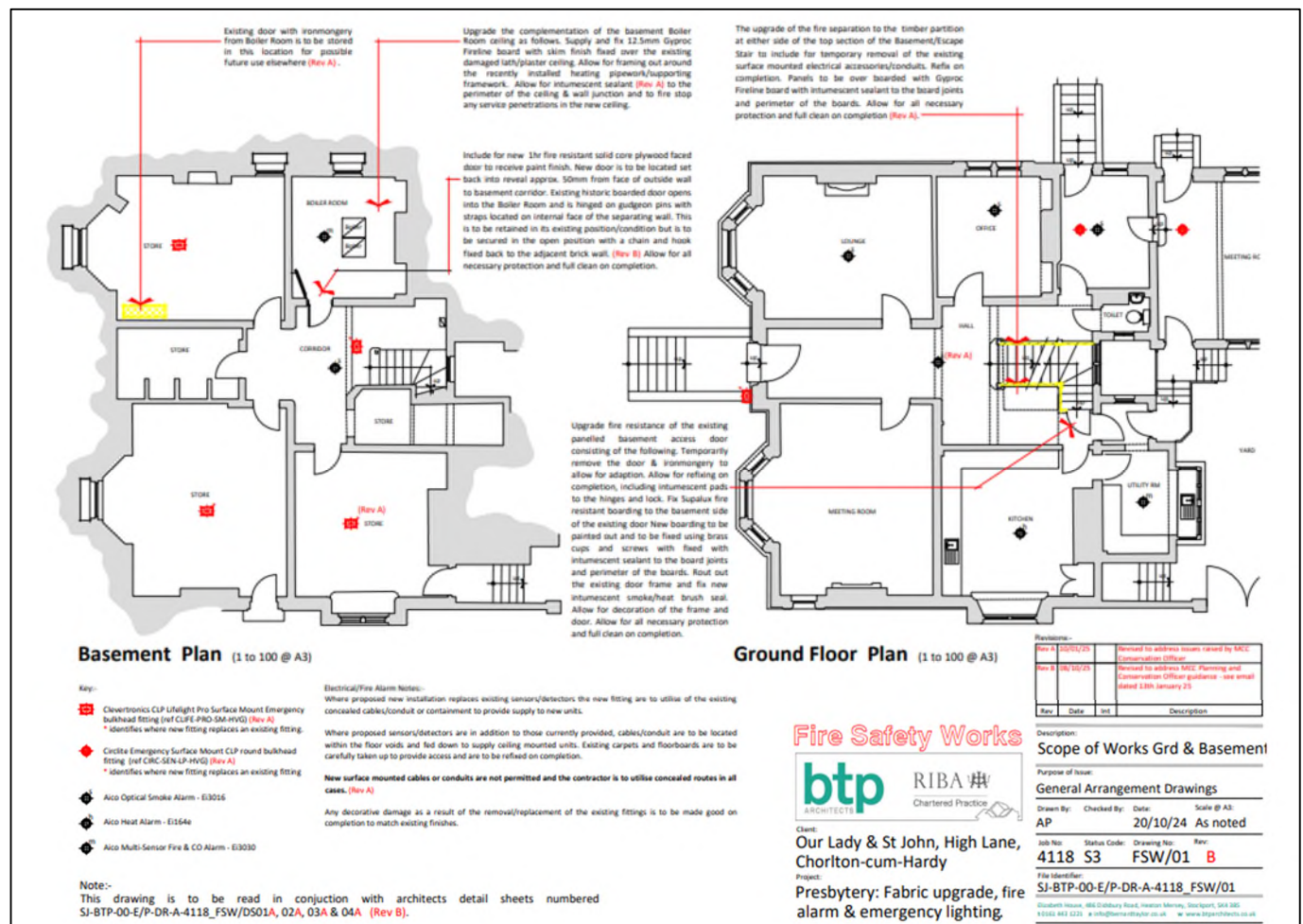
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)

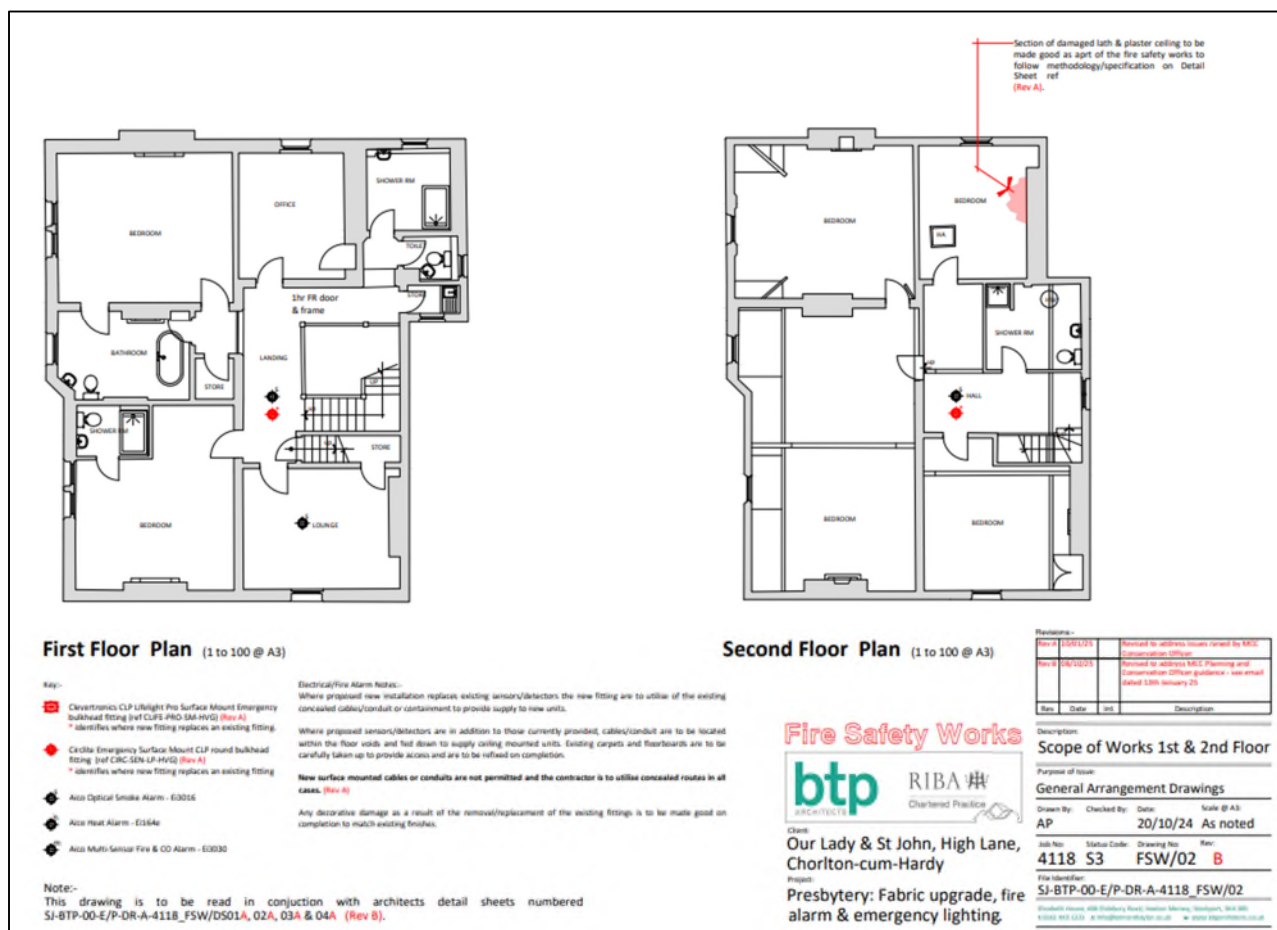
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage



Submitted proposed basement and ground floor plans



and sides before it is fully cured. Once cured, the door will be redecorated with a water-based satinwood gloss paint and intumescent pads fitted to the hinges and lock before re-affixing. Works to the door frame - the door will be removed and a 10mm x 5mm groove will be routed out ready to receive intumescent fire/heat/smoke brush seal fitted. To safeguard the listed building from harm, an appropriately worded condition requiring the routing/raking out of the door frame to be done by hand, rather than through the use of power tools, has been attached.

Lining to timber panelling in basement

A 1:5 cross section showing the affixing/junction details and confirming the finish/depth of the proposed fire stop lining to the timber panelling in the basement, is provided on drawing no. SJ-BTP-00-E/P-DR-A-4118_FSW/DS04 Rev A which confirms the following details: the inside face of the timber panelling is to be lined with 12.5mm Gyproc Fireline Board screw fixed directly into the primary vertical framing at the head, midrail and base locations, and to secondary horizontal sections at joint locations and at midpoints. Board perimeters are to be fixed onto beads of Rockwool FirePro High Expansion Intumescent Sealant. Existing electrical containment conduits are to be temporarily removed or loosened to allow new Fireline Board to be affixed tight to the frame, with any minor voids or gaps are to be filled with loose non-combustible Rockwool quilt insulation. Conduits will be re-affixed with screws that are caulked with FirePro High Expansion Intumescent Sealant.

Full method statement for lath and plaster repairs to boiler room ceiling

Drawing no. SJ-BTP-00-E/P-DR-A-4118_FSW/DS01 Rev A provides details of the proposed methodology and product specifications which confirms the following: any damaged or missing laths are to be replaced with oak or chestnut laths to match the existing, fixed with stainless steel nails. Damaged/missing plasterwork to be made good with a pre-mixed hair lime plaster (Ty Mawr or similar approved) after 8mm scratch coat of coarse haired lime mortar through the lath pushed through to form nibs. The surface is to be left with an open texture to allow for a good mechanical key. This is to be lightly scratched with a lath or comb scratcher and allowed to dry until green hard. Dampened in between plaster coats. Once plaster is fully cured/dried, the ceiling is to be underlined with 12.5mm Gyproc Fireline Board, providing passive fire protection, and screw-fixed through to the existing floor joists, framing out around heating pipework with intumescent sealant to the perimeter of ceiling and wall junctions. Any service penetrations in the new ceiling are to be fire-stopped. Existing flues that are cut through, and into the chimney flue, the flues are to be fire stopped with Rockwool stone wool and pointed in lime mortar. At edges, Fireline boards will be fixed onto beads of Rockwool FirePro High Expansion Intumescent sealant to fill potential gaps. Any excess will be cut back flush to the face of the boards once the sealant has dried. All screws will be caulked flush with the face of the boards with FirePro sealant prior to decoration.

Emergency lighting

Within the 3no. basement storerooms and corridor, 4no. Clevertronics CLP Lifelight Pro Surface Mount Emergency bulkhead light fittings are proposed to replace existing light fittings. In heritage sensitive areas at ground, first and second floor, 2no. Circlite Emergency Surface Mount LP round bulkhead fittings are proposed on the first-floor landing and second floor hallway, all as indicated on drawing no. SJ-BTP-00-E/P-DR-A-4118_FSW/01 Rev B. The basement lights have a utilitarian appearance, but are acceptable in these locations, whilst those at first and second floors are unobtrusive and sympathetic to their context.

Exposed new cabling

No new surface-mounted or exposed cabling is proposed. The contractor is instructed to utilise existing concealed routes in all cases as detailed on drawing no. SJ-BTP-00-E/P-DR-A-4118_FSW/01 Rev B. Where any new electrical installations are proposed to supply ceiling-mounted units, floor voids will be utilised, carefully taking up and re-affixing floorboards where necessary.

Impact upon the listed building – paragraph 208 of the National Planning Policy Framework indicates that in determining applications *“local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”*. This requirement is reinforced further in paragraph 212 which state that *“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 the 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”*, whilst paragraph 215 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”*. With reference to the aforementioned national policy requirements, the impact of the proposal upon the listed building will now be discussed.

Improved fire resistance and compartmentation of the basement fabric:

The submitted Heritage Statement indicates that the works to the basement and boiler room would be confined to ancillary/service areas which are not publicly accessible and do not exhibit any fittings or features of particular historic or architectural significance. The proposed works would have no impact upon the features and decorative appearance/order of the ground floor area of the building. Moreover, whilst it is noted that the works would result in some visual impact upon the heritage asset through the addition of fire resistant boarding, it is considered that the degree of harm would be outweighed by the overriding functional need to ensure the ongoing safe use of the Presbytery by residents and visitors. The additional protection would provide a more robust fabric capable of resisting the spread of fire to minimise the potential loss of historic fabric. The proposed works would consist of the minimum required to comply with the relevant legislation and to deliver a safe environment for residents and visitors. It should also be noted that no existing historic fabric is to be removed as part of the installation of the enhanced fire resistant materials.

Upgrade of the existing fire alarm and emergency lighting:

The submitted Heritage Statement indicates that the existing electrical services installation has been installed over many years in an ad-hoc manner. The installation therefore does not constitute part of the building’s historic fabric and does not feature any historic or architectural significance. The proposed works would have some visual impact upon the heritage asset through the renewal of existing sensors, detectors, and lights together with the installation of new units where required, however, it is considered that the degree of harm would be outweighed by the overriding functional need to ensure the ongoing safe use of the Presbytery by residents and visitors. The proposed works would consist of the minimum required to comply with the relevant legislation and to deliver a safe environment for residents and visitors and would allow for the continued positive use of the Presbytery and adjacent listed Church. The upgraded systems will reuse existing cabling/conduits where possible, minimising further interventions, and where new cabling is unable to be hidden within existing floor voids, it will be

discretely clipped to minimise its visual impact and maximise ease of reversibility. Any minor damage caused to existing finishes/decoration will be made good on a 'like-for-like' basis.

With the above details and justification in mind, and subject to additional safeguards secured by conditions; the application is supported on heritage grounds. The proposed works are considered necessary to improve the fire safety of the listed building and have been designed with appropriate weight given to the special significance of the designated asset, pursuant to policy EN3 of the Core Strategy, saved policy DC19 of the UDP, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the NPPF.

Moreover, it should be noted that any perceived harm caused as a result of the proposed works would arguably be outweighed by the public benefits that would be experienced, including the improved fire safety of the building which would also secure the retention, maintenance and continued use of the building, thereby according with policy EN3 of the Core Strategy, saved policy DC19 of the UDP, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the NPPF.

Impact upon the conservation area – the proposed works would be internal only and, as such, would not result in any external alterations to the building. Consequently, the character and appearance of the Wilbraham Road/Edge Lane Conservation Area would remain unaffected.

Appearance and visual amenity – the proposed works would be internal only and, as such, would not result in any external alterations to the building. Consequently, the character and appearance of the application property, street scene, and surrounding area would remain unaffected.

Residential amenity – the nature of the works, being internal only, should ensure there is no adverse impact upon the residential amenity of the area. Any construction-related disturbance will be temporary and managed through standard working practices.

Conclusion – as any harm caused by the proposed works is considered to be 'less than substantial', paragraph 215 of the National Planning Policy Framework 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.

In the context of the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the scheme strikes a balance between the impact of the changes of 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 proposed works to St Johns Presbytery would have an acceptable impact upon the character and historic fabric of the listed building.

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. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

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) Specified plans:

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

'Scope of Works Grd & Basement. General Arrangement Drawings' numbered 'SJ-BTP-00-E/P-DR-A-4118_FSW/01 REV B', received by the City Council as Local Planning Authority on the 13th October 2025.

'Scope of Works 1st & 2nd Floor. General Arrangement Drawings', numbered 'SJ-BTP-00-E/P-DR-A-4118_FSW/02 REV B', received by the City Council as Local Planning Authority on the 13th October 2025.

'Boiler Room Ceiling Repairs. Detail Sheet', numbered 'SJ-BTP-00-E/P-DR-A-4418_FSW/DS01 REV A', received by the City Council as Local Planning Authority on the 13th October 2025.

'B'ment Partition Stair Upgrade. Detail Sheet', numbered 'SJ-BTP-00-E/P-DR-A-4118_FSW/DS04 REV A', received by the City Council as Local Planning Authority on the 13th October 2025.

'New Door to Boiler Room. Detail Sheet', numbered 'SJ-BTP-00-E/P-DR-A-4418_FSW/DS02 REV A', received by the City Council as Local Planning Authority on the 13th October 2025.

'GF Basement Door Upgrade', numbered 'SJ-BTP-00-E/P-DR-A-4118_FSW/DS03' REV A', received by the City Council as Local Planning Authority on the 13th October 2025.

'Heritage Statement' received by the City Council as Local Planning Authority on the 13th October 2025.

Product specification sheet titled 'Ei3030 – Multi-Sensor Fire & CO Alarm', received by the City Council as Local Planning Authority on the 13th October 2025.

Product specification sheet titled 'Optical Smoke Alarm – Ei3016', received by the City Council as Local Planning Authority on the 13th October 2025.

Product specification sheet titled 'Heat Alarm – Ei164e', received by the City Council as Local Planning Authority on the 13th October 2025.

Product specification sheet titled 'CLEVERTRONICS CLP LIFELIGHT PRO SURFACE MOUNT EMERGENCY (ZONEWORKS HIVE)', received by the City Council as Local Planning Authority on the 13th October 2025.

Product specification sheet titled 'LIFELIGHT PRO SURFACE MOUNT EMERGENCY LUMINAIRE', received by the City Council as Local Planning Authority on the 13th October 2025.

Product specification sheet titled 'CIRC-SEN-LP-HVG', received by the City Council as Local Planning Authority on the 13th October 2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) Works to basement door frame:

The groove required to accommodate the intumescent fire/heat/smoke brush seal within the basement door frame shall be raked out by hand only, without the use of power tools, to prevent potential damage to the historic frame.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Chorlton Civic Society

Ground Floor Flat, 3 Manchester Road, Chorlton, Manchester, M21 9JG
Flat At, Vairochana Buddhist Centre, 76 High Lane, Manchester, M21 9XF
1 Manchester Road, Chorlton, Manchester, M21 1JG
Flat 11, 5 St Clements Road, Manchester, M21 9HT
Flat 10, 5 St Clements Road, Manchester, M21 9HT
Top Flat, 3 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 15, 5 St Clements Road, Manchester, M21 9HT
Flat 14, 5 St Clements Road, Manchester, M21 9HT
Flat 13, 5 St Clements Road, Manchester, M21 9HT
Flat 12, 5 St Clements Road, Manchester, M21 9HT
Flat 9, 5 St Clements Road, Manchester, M21 9HT
Flat 8, 5 St Clements Road, Manchester, M21 9HT
Flat 7, 5 St Clements Road, Manchester, M21 9HT
Flat 6, 5 St Clements Road, Manchester, M21 9HT
Flat 5, 5 St Clements Road, Manchester, M21 9HT
Flat 4, 5 St Clements Road, Manchester, M21 9HT
Flat 3, 5 St Clements Road, Manchester, M21 9HT
Flat 2, 5 St Clements Road, Manchester, M21 9HT
Flat 1, 5 St Clements Road, Manchester, M21 9HT
44 Whitelow Road, Manchester, M21 9HR
40 Whitelow Road, Manchester, M21 9HR
38 Whitelow Road, Manchester, M21 9HR
Flat 4, 1 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 2, 1 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 6, 9 St Clements Road, Manchester, M21 9HT
Flat 5, 9 St Clements Road, Manchester, M21 9HT
Chorlton Church Of England Primary School, Vicars Road, Manchester, M21 9JA
9 St Clements Road, Manchester, M21 9HT
11 St Clements Road, Manchester, M21 9HT
46 Whitelow Road, Manchester, M21 9HR
Vairochana Buddhist Centre, 76 High Lane, Manchester, M21 9XF
Flat 4, 9 St Clements Road, Manchester, M21 9HT
Flat 3, 9 St Clements Road, Manchester, M21 9HT
Flat 2, 9 St Clements Road, Manchester, M21 9HT
Flat 1, 9 St Clements Road, Manchester, M21 9HT
2 St Clements Road, Manchester, M21 9HU
4 Manchester Road, Chorlton, Manchester, M21 9JG
2 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 6, 1 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 5, 1 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 3, 1 Manchester Road, Chorlton, Manchester, M21 9JG
Flat 1, 1 Manchester Road, Chorlton, Manchester, M21 9JG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA