Outlook

Re: OTH-2026-001113 - Heaton Hall

From Steve Kendall <SKendall@buttress.net>
Date Mon 12/10/2026 09:18
To Holly Wright <Holly.Wright@manchester.gov.uk>
Cc Samantha Knights <SKnights@buttress.net>; George Grayson <George.Grayson@manchester.gov.uk>

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Morning Holly

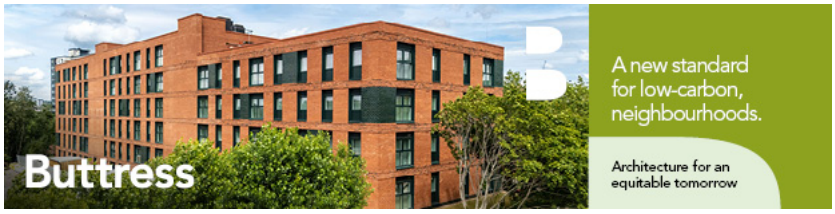
Thank you for your email and apologies for not coming back sooner.

As you'll appreciate i'm picking up Damiens workload to combine it with my own.

Please see responses in yellow below.

Regards

Steve Kendall
Senior Conservation Architect
Buttress
Direct: 07709 712960



www.buttress.net
Manchester | Leeds

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From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: Monday, October 12, 2026 8:42 AM
To: Steve Kendall <SKendall@buttress.net>
Cc: Samantha Knights <SKnights@buttress.net>; George Grayson <George.Grayson@manchester.gov.uk>
Subject: Re: OTH-2026-001113 - Heaton Hall

Dear Steve,

I am conscious that Damien has now left Buttress and that you are acting as agent for this application moving forward.

Please could you provide a response to the queries set out in my email of 8 October 2026, specifically in relation to:

- anticipated timescales for submission of the outstanding information; within the next couple of weeks
- confirmation as to whether application OTH-2026-001335 is to be withdrawn; please withdraw this application
- agreement to an extension of time until 29 October 2026 in respect of OTH-2026-001113. we agree to the EOT.

I would be grateful for an update at your earliest convenience.

Kind Regards,

Holly Wright

Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

holly.wright@manchester.gov.uk
0161 219 6381

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

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From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 08 October 2026 09:06
To: dwoolliscroft <dwoolliscroft@buttress.net>
Cc: Steve Kendall <SKendall@buttress.net>; Samantha Knights <SKnights@buttress.net>; George Grayson <George.Grayson@manchester.gov.uk>
Subject: Re: OTH-2026-001113 - Heaton Hall

Dear Damien,

Thank you for your email.

Firstly, as you have now confirmed that OTH-2026-001113 is the correct application, please can you confirm whether you wish to withdraw OTH-2026-001335?

Thank you also for clarifying the situation regarding the floorboards and the works to the staircase stone flags. The explanation that the historic floorboards have been safely stored and numbered for reinstatement, together with the details regarding the existing route identified beneath the stone flags, is noted.

In terms of the conditions currently under consideration:

- Condition 3 (basement penetrations) - As no new penetrations have been required, it would appear that this condition has not been triggered and therefore there is no requirement for a formal discharge application in respect of this condition.
- Condition 4 (roof installations) - Further information remains outstanding regarding the proposed CCTV installations and visibility of the cameras. I note that an amended proposal is being explored which may relocate the cameras within the roof valleys. Until this information has been submitted and assessed, the condition cannot be discharged.
- Condition 5 (repair/restoration works) - I note that surveys are ongoing and that further discussions are anticipated regarding the repair strategy and condition of the building. As the necessary details are still being prepared, the condition cannot be discharged at this stage.
- Condition 6 (CCTV/intruder alarm specification) - Whilst the submitted specification has been reviewed, I note that further information is proposed to be provided, as per your email. As such, the condition cannot currently be discharged.

Given that application OTH-2026-001113 is now beyond its determination date of 16 September 2026, and the final details necessary to assess the outstanding conditions have yet to be submitted, I would be grateful if you could provide an update on the anticipated timescales for submission of the remaining information.

In the meantime, to allow sufficient time for the outstanding details to be received and assessed, I would be grateful if you could confirm your agreement to an extension of time until 29 October 2026.

Thanks in advance,

Kind Regards,

Holly Wright

Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

holly.wright@manchester.gov.uk
0161 219 6381

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From: Damien Woolliscroft <Dwoolliscroft@buttress.net>
Sent: Thursday, October 01, 2026 10:32
To: Holly Wright <Holly.Wright@manchester.gov.uk>
Cc: Paul Mason <paul.mason@manchester.gov.uk>; Steve Kendall <SKendall@buttress.net>; Samantha Knights <SKnights@buttress.net>; George Grayson <George.Grayson@manchester.gov.uk>
Subject: RE: OTH-2026-001113 - Heaton Hall

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Hi Holly

Apologies for the delayed response. Please see comments below;

Application Details

Application OTH-2026-001113 should be the correct, however, Discharge of Condition 05 will not happen yet as we are still in the process of reviewing the information as noted below.

Other information

I will be leaving Buttress at the end of next week. My colleagues Samantha Knights and Steve Kendall will be picking up the remaining projects with Manchester City Council including the rewire and the orangery. Both have attended site with myself. Steve will be the primary point of contact for the works and will be liaising with yourself and Paul moving forward.

Comments - See below in green.

3 (basement penetrations)

No new penetrations have been needed so this condition has not been triggered

This is correct. No new penetrations have been required.

4 (roof installations)

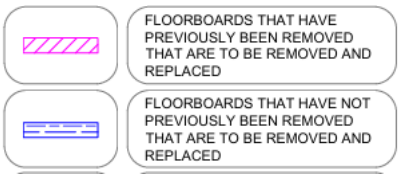
This seems acceptable and the proposed installation will be painted black to unify the appearance. It would be helpful to know at what heigh the cameras will sit on the stand and how visible they will be. Can we have a short statement on this please and marked up photos from key views, unless they are clearly not going to be visible.

The team have informed me of a proposal that seeks to reduce impact further which would potentially move the cameras into the valleys of the roof. Please bear with me on this one as it is with the client.

5 (repair/restoration works)

The document advises that this information is to follow so cannot be discharged at present. We had various discussion on site regarding elements of repair and reinstatement and redecoration and it is hoped that these come through in the submission.

The floor plans show a number of floorboards with a note that states 'floorboards that have previously been removed that are to be removed and replaced' - should this state removed and reinstated as there seems to be a lot of new boards otherwise which is of concern as we should be retaining and reinstating as much original flooring as possible. There are also a number of floorboards marked up in blue below, and again these should be reinstated rather than replaced.



Floorboards - I have queried this with the team and we have been advised that this means that temporary floorboards have been installed. Because of safety requirements to have floorboard downs for site access, and the need to lift these for work below for wiring, existing historic boards have been safely stored in a room and numbered for reinstatement with temporary boards installed during the works only. It was determined that the risk of damaging the historic floorboards was too great with the need to lift these multiple times.

Discharge of Condition 05 – This is ongoing and we have completed the first survey of the basement, with the anticipation of completing the second element next week. We are hoping to then have a discussion with Paul on findings, and whether this amends our strategy for repairs. Having commenced the process, we are finding that there may need to consider room condition within the proposals, as certain areas of the building are in poor condition and patch repairs or decoration appear fruitless. This is ongoing and will not be discharged in this current batch.

6 (sample/spec of CCTV/intruder alarm)

This appears to be as per the LBC. The removal of existing fittings where they have been decorated around and have left undecorated areas will need to be addressed under condition 5 as these patch areas will need to be redecorated to match the background colour.

In terms of new cabling, where they are white and run over a painted background of a different colour then these should be painted out where possible to match the background colour.

There was also discussion on site around the main staircase and stone flagged floor and how cabling is to be dealt with around this area. When will this come forward for consideration please?

Wiring – This is correct. The cabling can be decorated, and we anticipate that this will be completed as part of the ‘repairs’, predominantly because of any paint matching required will be completed at the same time and ensure consistency.

Staircase stone flags – The team reviewed the option discussed on site (running MCIS at floor level into existing opening 4m away), however after investigation it was determined that existing opening was not an existing opening and there would be need to break out this area to run the cable through into the basement. The team carried further investigation and found what appeared to be an existing route that ran into the basement under the flags (from basement side). We asked them to investigate by carefully lifting two flags by a stonemason using hand tools only, which they did and managed to find a route through into the basement through existing service voids in this area (there is some existing ducting in areas within the floor voids). Given this option ensured less harm to fabric and visual impact from surface fixed cable, we opted for this route. The flags were relayed and pointed in soft lime mortar. Please see attached image of the flags lifted, and then works complete.

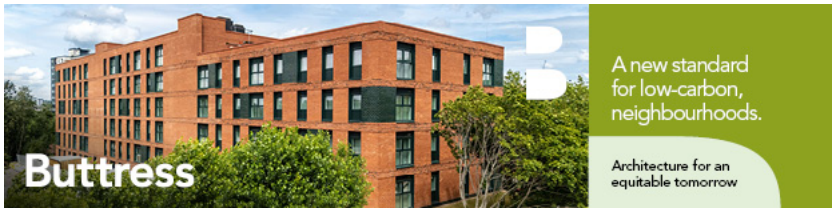
Thanks

Best Wishes

Regards

Damien Woolliscroft

Associate | BA (Hons), PGDip, MA, MArch, AABC
Buttress
Direct: +44 (0) 7825 698 925



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From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 28 September 2026 08:53
To: Damien Woolliscroft <Dwoolliscroft@buttress.net>
Subject: Re: OTH-2026-001113 - Heaton Hall

Dear Damien,

Further to my previous email, please can you provide an update on these applications?

Thanks in advance,

Kind Regards,
Holly Wright

Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
Growth and Development
Manchester City Council

holly.wright@manchester.gov.uk
0161 219 6381

Postal address: Manchester City Council, PO Box 532, Manchester, M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB

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From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 21 September 2026 10:30
To: dwoolliscroft <dwoolliscroft@buttress.net>
Subject: Re: OTH-2026-001113 - Heaton Hall

Dear Damien,

Thank you for your email.

Please can you clarify whether you wish to withdraw OTH-2026-001335 as the same information has been submitted under OTH-2026-001113?

For clarity, OTH-2026-001113 seeks the discharge of conditions 3 (basement penetrations), 4 (roof installations), 5 (repair/restoration works), and 6 (sample/spec of CCTV/intruder alarm) attached to Listed Building Consent 140297/LO/2024, whereas OTH-2026-001335 seeks the discharge of condition 6 only.

Kind Regards,
Holly Wright

Planning Officer
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holly.wright@manchester.gov.uk
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From: Damien Woolliscroft <Dwoolliscroft@buttress.net>
Sent: 21 September 2026 09:53
To: Holly Wright <Holly.Wright@manchester.gov.uk>
Cc: Steve Kendall <SKendall@buttress.net>
Subject: RE: OTH-2026-001113 - Heaton Hall

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Hi Holly

Thanks for the email. I am just waiting on the information from the team. In regards to the two applications, I resubmitted the latter as one included the discharge of condition which we could not complete (Discharge of condition 5) as this is to be picked up separately.

it may be easier to go through this on the phone.

Thanks

Best Wishes

Damien Woolliscroft
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Direct: +44 (0) 7825 698 925



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From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 21 September 2026 09:35
To: Damien Woolliscroft <Dwoolliscroft@buttress.net>
Subject: Fw: OTH-2026-001113 - Heaton Hall

Dear Damien,

Please can you provide an update on the items listed in my previous email?

Kind Regards,
Holly Wright

Planning Officer
Development Management Area Team
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From: Holly Wright <Holly.Wright@manchester.gov.uk>
Sent: 14 September 2026 09:39
To: d.woolliscroft@buttress.net <d.woolliscroft@buttress.net>
Subject: OTH-2026-001113 - Heaton Hall

Dear Damien,

With reference to the above condition discharge application, Paul has offered the following feedback:

3 (basement penetrations)

No new penetrations have been needed so this condition has not been triggered

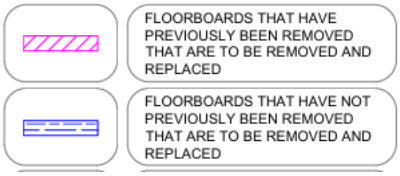
4 (roof installations)

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In terms of new cabling, where they are white and run over a painted background of a different colour then these should be painted out where possible to match the background colour.

There was also discussion on site around the main staircase and stone flagged floor and how cabling is to be dealt with around this area. When will this come forward for consideration please?

Please can you review the above and address the outstanding items accordingly?

Thanks in advance,

Kind Regards,
Holly Wright

Planning Officer
Development Management Area Team
Planning, Building Control & Licensing
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Manchester City Council

holly.wright@manchester.gov.uk
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