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Whalley Range Ward	Application Number 080952/LO/2006/S1	Date of Appln 20th Oct 2006	Committee Date 18th Jan 2007
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Proposal LISTED BUILDING CONSENT for widening of existing vehicular entrance including the erection of a 2.6 metre fence and gates, the formation of a new pedestrian entrance and the installation of new railings on top of existing wall to a height of 2.6 metres

Location G M B National College, College Road, Whalley Range, Manchester, M16 8BP,

Applicant British Muslim Heritage Centre G M B National College, College Road, Whalley Range, Manchester, M16 8BP,

Agent Buttress Fuller Alsop Williams 31/33 Princess Street, Manchester, M2 4BF

Description

This application relates to the former GMB National College, now the British Muslim Heritage Centre. The site is approximately 3.15 hectares (8 acres) in size and comprises the main building which has a Gothic Style stone frontage with an octagonal tower and pinnacles and is Listed Grade II*, the building is set in extensive grounds comprising in the main lawns within which are set a substantial number of trees, which have the benefit of a Tree Preservation Order. There is a large car park at the rear of the building to which access is gained via a drive adjacent to the eastern site boundary. There is also a drive located centrally to the façade of the building with ornate gates and octagonal gate posts, which are separately Listed Grade II.

The site is within the Whalley Range Conservation Area and whilst it has frontages to both College Road and Clarendon Road, is adjoined by housing on all sides.

The use of the property as a heritage centre and residential training centre was determined not to constitute a change of use, though planning permission /Listed Building Consent will be required for various works to enable the building to function in its new role. To this end Listed Building Consent was granted for repairs to the roof.

This current application, together with an application for Planning Permission elsewhere on this agenda, ref. 080954/FO/2006/S1 seeks approval for improvements to the eastern most vehicular access into the site. It is proposed to increase the width of the access from 4.5 metres (14.7 feet) to 8 metres (26.1 feet) up to 30 metres (98 feet) into the site, electronic gates would be provided. The widening will enable vehicles waiting for the gates to open to be off road and not cause an obstruction on College Road. The existing low walls and railings would be rebuilt to create a flared entrance. Railings would then link the Wall/railings to the gates. A separate pedestrian access would be provided. Three trees would need to be removed as part of the development and these would be replace with semi-mature specimens. In addition it is proposed to provide railings, up to the same height as the existing ones along Burford Walk

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in the south east corner of the site. At present there is only a low wall allowing free access to the site.

Consultations

Local residents- Seven letters have been received from residents six objecting to the proposed development and one supporting the principle, whilst expressing some concerns. The issues raised are summarised as follows:-

1. Concern is expressed regarding the proposed CCTV camera which residents feel will impinge on their privacy.
2. The additional traffic using the gates will cause a noise nuisance particularly if they leave their engines running whilst waiting for the gates to open.
3. The proposals are out of keeping with the architecture of the main building
4. The existing entrance is more than adequate
5. The increase in height of the railings would be an eyesore
6. Use of the other existing access should be investigated enabling the trees to be retained
7. Support the principle and feel that the proposed works are in keeping with the character of the building.
8. Concerned that cars will park in the entrance and that the gates make a noise when opened and increased usage will make this worse.
9. Residents cannot understand why it is necessary to widen the gates/access road
10. The wider road will destroy the aesthetic appearance of the front of the college.
11. The trees are an intrinsic part of the beauty and history of the building and should be retained.

Government Office for the North West does not intend to require the application to be referred to The Secretary of State and it is for the local authority to determine the application at their discretion.

English Heritage-do not wish to offer any comments on this occasion.

Environment and Operations Technical Services-The trees have been inspected and are in fair condition. The proposed replacements are acceptable.

Manchester Conservation Areas and Historic Buildings Panel support the proposed works.

Issues

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UDP-the relevant policies within the Unitary Development plan are policy DC18 which requires new developments within conservation areas to make a positive contribution to the character of the area. Policy Dc19 looks to ensure that new development does have an adverse impact on listed buildings or their settings.

Regional special strategy-Policy DP3 states that new development must demonstrate good design quality and respect for its setting, including the integration of new development with surrounding land use, taking into account the setting, quality, distinctiveness and heritage of the environment and the use of sympathetic materials, more eco-friendly and adaptable buildings and community safety and "designing out crime"

Planning Policy Guidance Note 15, "Planning and the Historic Environment" - The guidance notes states in paragraph 4.14 that "...special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. "

Principle- The building due to the nature of its new use and indeed its previous uses attracts large numbers of visitors, many of whom are car born and travel a considerable distance. The proposed works will improve security, in that the gates which are some distance from the building can be kept closed, and also remove vehicles waiting for the gates to open off College Road thus easing traffic flows on a busy local route. The new railings to Burford Walk will also help improve the security of the site. The principle of the proposed development is therefore considered acceptable.

Design of the Entrance- These works do not affect or adjoin the Listed main gates into the site. The gates, walls and railings have been designed to match/blend with the existing and will incorporate stone reclaimed from the existing wall. Overall the design of the entrance is considered appropriate to its location.

Trees- The scheme requires the removal of three trees in fair condition. The applicants propose replacing them with 3 semi-mature specimens to be planted as close to the original position as possible. Further planting will form part of a strategy for the whole site which will include a new garden and will form part of ongoing discussions over the future of the site.

Impact on the Listed Buildings and Conservation Area-the proposed scheme has been designed to reflect the existing boundary treatment and does not adversely affect either the listed building, listed gates or the character of the conservation area.

New railings- The new railings adjacent to Burford Walk will bring the boundary treatment into line with other parts of the site and is considered appropriate.

Conclusion- The proposed development will facilitate the re-use of this significant listed building, making a positive contribution to the setting of the listed buildings and the character of the conservation area.

Human Rights Act 1998 considerations - This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article

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6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

On the basis that the proposal is in accord with the City Councils Unitary Development Plan in particularly policies H2.2, DC18 and DC19 and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

3) The development hereby approved shall be carried out in accordance with the drawings numbered 6233AL(9)900 rev A and 6233AL(9)901, stamped as received by the Local Planning Authority on 7 th October 2006, unless otherwise agreed in writing by the City Council as Local Planning Authority.

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Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

4) The permission hereby granted is for the alterations to the gates and access road and does not include the provision of CCTV and shown on the submitted plan but of which no details are provided.

Reason

For the avoidance of doubt as the provision of a CCTV camera in this location would give rise to issues of residential amenity pursuant to policy H2.2 of the Unitary Development Plan

5) In this condition "retained tree" means an existing tree on site which is to be retained and a tree on a neighbouring site whose root structure extends into the site as shown on plan number and any replacement tree planted under paragraph (c) below; and paragraphs (a), (b) and (c) below shall have effect until the expiration of 1 year from the date of first occupation of the building hereby approved.

(a) No retained tree shall be cut down, uprooted or destroyed.

(b) No retained tree shall be topped or lopped other than in accordance a scheme (which is in accord with British Standard 5837:2005) previously approved in writing by the City Council as local planning authority and following the City Council's previous written approval.

(c) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place as soon as reasonably possible and that tree shall be of such size and species, as may be specified in writing by the City Council as local planning authority.

(d) All retained trees shall be protected in accordance with a scheme (which is in accord with British Standard 5837:2005) previously approved in writing by the City Council as local planning authority before any equipment, machinery or materials are brought on to the site. The approved protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the City Council as local planning authority.

Reason

In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area pursuant to policies H2.2, H2.7, DC19 and DC18 of the Unitary Development Plan for the City of Manchester

6) The replacement trees shown on the approved drawing no 6233AL(9)900 rev A shall be planted within 12 months of the permission hereby granted commencing and any tree becoming dead, dying or diseased within 5 years of the date of planting shall be replaced with a tree of the same specifications

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Reason

To ensure that the tree cover within the curtilage of the building is maintained as an important part of the character and setting of the listed building and the Whalley Range Conservation Area pursuant to policies H2.2, DC18 and DC19 of the Unitary Development Plan for the City of Manchester

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 080952/LO/2006/S1 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted on the application:

Whalley Range Forum

Whalley Range Conservation Area Group

Greater Manchester Police

English Heritage (NW Region)

Canbrian House, Flat 10, 60 Wood Road, Whalley Range, Manchester, M16 8BL

Canbrian House, Flat 9, 60 Wood Road, Whalley Range, Manchester, M16 8BL

Canbrian House, Flat 8, 60 Wood Road, Whalley Range, Manchester, M16 8BL

Canbrian House, Flat 7, 60 Wood Road, Whalley Range, Manchester, M16 8BL

Canbrian House, Flat 6, 60 Wood Road, Whalley Range, Manchester, M16 8BL

Canbrian House, Flat 5, 60 Wood Road, Whalley Range, Manchester, M16 8BL

Canbrian House, Flat 4, 60 Wood Road, Whalley Range, Manchester, M16 8BL

Canbrian House, Flat 3, 60 Wood Road, Whalley Range, Manchester, M16 8BL

Canbrian House, Flat 2, 60 Wood Road, Whalley Range, Manchester, M16 8BL

Flat 2, 14 Burford Drive, Whalley Range, Manchester, M16 8FJ

The Bibini Centre Project Ltd, 60a, Wood Road, Whalley Range, Manchester, M16 8BL

98 College Road, Whalley Range, Manchester, M16 8BN

141 Clarendon Road, Whalley Range, Manchester, M16 8LE

139 Clarendon Road, Whalley Range, Manchester, M16 8LE

97 Clarendon Road, Whalley Range, Manchester, M16 8JE

95 Clarendon Road, Whalley Range, Manchester, M16 8JE

93 Clarendon Road, Whalley Range, Manchester, M16 8JE

91 Clarendon Road, Whalley Range, Manchester, M16 8JE

89 Clarendon Road, Whalley Range, Manchester, M16 8JE

137 Clarendon Road, Whalley Range, Manchester, M16 8JD

135 Clarendon Road, Whalley Range, Manchester, M16 8JD

133 Clarendon Road, Whalley Range, Manchester, M16 8JD

131 Clarendon Road, Whalley Range, Manchester, M16 8JD

129 Clarendon Road, Whalley Range, Manchester, M16 8JD

119 Clarendon Road, Whalley Range, Manchester, M16 8JD

117 Clarendon Road, Whalley Range, Manchester, M16 8JD

115 Clarendon Road, Whalley Range, Manchester, M16 8JD

113 Clarendon Road, Whalley Range, Manchester, M16 8JD

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111 Clarendon Road, Whalley Range, Manchester, M16 8JD
102 College Road, Whalley Range, Manchester, M16 8BN
Flat 1-4, 106 College Road, Whalley Range, Manchester, M16 8BN
15 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
14 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
13 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
12 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
11 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
10 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
9 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
8 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
7 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
6 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
5 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
4 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
3 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
2 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
1 Beech Hurst Close, Whalley Range, Manchester, M16 8EP
76b, Clarendon Road, Whalley Range, Manchester, M16 8LD
76a, Clarendon Road, Whalley Range, Manchester, M16 8LD
78a, Clarendon Road, Whalley Range, Manchester, M16 8LA
78 Clarendon Road, Whalley Range, Manchester, M16 8LA
16 Burford Drive, Whalley Range, Manchester, M16 8FJ
Flat 1, 14 Burford Drive, Whalley Range, Manchester, M16 8FJ
55 Burford Road, Whalley Range, Manchester, M16 8EW
5 Burford Walk, Whalley Range, Manchester, M16 8EN
3 Burford Walk, Whalley Range, Manchester, M16 8EN
1 Burford Walk, Whalley Range, Manchester, M16 8EN
26 Burford Road, Whalley Range, Manchester, M16 8EL
119 Dudley Road, Whalley Range, Manchester, M16 8BW
117 Dudley Road, Whalley Range, Manchester, M16 8BW
96 College Road, Whalley Range, Manchester, M16 8BN
104 College Road, Whalley Range, Manchester, M16 8BN
100 College Road, Whalley Range, Manchester, M16 8BN
Canbrian House, Flat 1, 60 Wood Road, Whalley Range, Manchester, M16 8BL
53 College Drive, Whalley Range, Manchester, M16 0AD
51 College Drive, Whalley Range, Manchester, M16 0AD
49 College Drive, Whalley Range, Manchester, M16 0AD
47 College Drive, Whalley Range, Manchester, M16 0AD
45 College Drive, Whalley Range, Manchester, M16 0AD
43 College Drive, Whalley Range, Manchester, M16 0AD
41 College Drive, Whalley Range, Manchester, M16 0AD
39 College Drive, Whalley Range, Manchester, M16 0AD
37 College Drive, Whalley Range, Manchester, M16 0AD
35 College Drive, Whalley Range, Manchester, M16 0AD
33 College Drive, Whalley Range, Manchester, M16 0AD
31 College Drive, Whalley Range, Manchester, M16 0AD
29 College Drive, Whalley Range, Manchester, M16 0AD
27 College Drive, Whalley Range, Manchester, M16 0AD
25 College Drive, Whalley Range, Manchester, M16 0AD
23 College Drive, Whalley Range, Manchester, M16 0AD
21 College Drive, Whalley Range, Manchester, M16 0AD
19 College Drive, Whalley Range, Manchester, M16 0AD
17 College Drive, Whalley Range, Manchester, M16 0AD

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15 College Drive, Whalley Range, Manchester, M16 0AD
99 College Road, Whalley Range, Manchester, M16 0AB
97 College Road, Whalley Range, Manchester, M16 0AB
105 College Road, Whalley Range, Manchester, M16 0AB
103 College Road, Whalley Range, Manchester, M16 0AB
101 College Road, Whalley Range, Manchester, M16 0AB

Representations were received from the following third parties:

Relevant Contact Officer:	: Dave Morris
Telephone No.	: (0161) 234 4539
Email	: d.morris@manchester.gov.uk