

<b>Application Numbers</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
108544/LO/2015/S2 108545/LO/2015/S2 108546/LO/2015/S2 108674/LO/2015/S2	10th Apr 2015 & 29 <sup>th</sup> May 2015	30th Jul 2015	Didsbury East Ward

**Proposal** Listed building consent for the erection of two storey rear and single storey side extension with roof terrace together with internal and external alterations in association with refurbishment and conversion of building to form a single family dwellinghouse following demolition of electricity sub station and selective internal structures

**Location**

- The Lodge, Former Manchester Metropolitan University Campus, Wilmslow Road, Didsbury, Manchester, M20 2RR;
- 801 & 803 Wilmslow Road Didsbury Manchester M20 2RR;
- Boundary Wall With Didsbury House Hotel 799 Wilmslow Road Didsbury Manchester M20 2RW

**Applicant** PJ Livesey Group Ltd & Manchester Metropolitan University, C/o Agent,

**Agent** Mr Conor Vallely, HOW Planning, 40 Peter Street, Manchester, M2 5GP,

### Site Description and Proposals

This application relates to four separate Listed Building applications that are related to the wider proposals for the redevelopment of the Former Manchester Metropolitan University Didsbury Campus (planning reference 108541/OO/2015/S2) considered elsewhere on the agenda of this Committee under list item 13.

#### *108544/LO/2015/S2 'The Lodge'*

The first application relates to the 'The Lodge' building which is located at the entrance to the Former Manchester Metropolitan University Didsbury Campus fronting Wilmslow Road. The Lodge was constructed during the 1870s and housed a gatekeeper and his family. The building was erected on the site boundary and at the main western entrance to the wider Wesleyan College site and formed one of only three buildings on the campus from the 1870s to the post-war period.

Externally, the building is a fairly standard lodge design of the period, built in brick with pitched slate roofs, decorative brick chimneys and overhanging decorative eaves brackets. The building has a small timber porch. Internally, much of the building's plan and original fixtures and fittings are retained, although the fireplaces have been removed.

The Lodge, although not listed in its own right, is of significance due to its historic role in the history of the site, and its complementary architecture and function. The building is considered to be curtilage listed given that the building formed part of the land on 1st July 1948 (the date provided by legislation) and was built as an ancillary structure to the main Listed Building on the site. As a result Listed Building Consent is required to undertake certain works to the building whether it is listed or not.

It is proposed to extend the Lodge building by way of the erection of a two storey rear extension to the northern elevation and a single storey side extension with roof terrace to the eastern elevation together with internal and external alterations to form a single family dwellinghouse. The proposed works also involve the demolition of an attached sub station and internal alterations to the building.

The proposals have been amended following initial concerns expressed with siting of the extensions to ensure the general symmetry of this building is retained on a central axis.

*108545/LO/2015/S2 & 108546/LO/2015/S2 '801 and 803 Wilmslow Road'*

801 and 803 Wilmslow Road are adjoining Grade II Listed Buildings situated on the southern boundary of the Former Manchester Metropolitan University Didsbury Campus MMU. They front onto Wilmslow Road with an access road into the site to the side of number 801.

No. 801 Wilmslow Road was not conceived as part of the college site and has only relatively recently come into the site's ownership. The same also applies to no. 803 which was originally built as part of The Grove development in the 1870s. Both buildings have a direct relationship with Wilmslow Road and turn away from the main Campus site.

No. 801 is a small house which dates to the late 18th century and was originally detached. The building is constructed in brick with a render facing and slate roof. Of two storeys and with a double depth, double-fronted plan, the street elevation is symmetrically composed with a central door and small lean-to latticed porch. There are two windows to each storey. Internally the building is in a poor state of repair following damaging water ingress and vacancy.

Each floor has two rooms to the front and rear. There are few surviving features of interest, although there are two original 18th century doors at first floor level.

No. 803 Wilmslow Road forms part of The Grove development, constructed in the 1870s. The Grove development was built as seven plots of land, with approximately six buildings being demolished to build the new small-scale estate. The houses are asymmetrical and quirky, with towers, turrets and heavily detailed corbels and stone carved pillars, creating the effect of age and history.

The ground floor of no. 803 has a wide entrance hall with large scale original panelled and glazed front door. This room retains its plaster cornice and turned newel post. The original chamfered panelled doors and architrave survive in the hallway and lead into two large reception rooms. Both rooms have their original deep plaster cornice but have lost both chimneypieces. The rear of the building has a large kitchen with a later c. 1880 two storey extension leading from this room, presumably to provide a scullery and upstairs toilet. The rear of the building is plain and has its original casement windows, some with original metal latches/ some replaced to the front of the building with c. 1930 monkey tail examples. The rear of the building has also had a later brick lean-to removed which would have allowed access to the back door and later extension.

The first floor of no. 803 was knocked through into the first floor of the adjoining cottage at some point in the last 30 years and probably at the same time as an overall alteration/redecoration scheme throughout the building and cottage next door. The front and rear rooms of no. 803 have suffered recent damage from water ingress from the roof. The first floor has had the majority of original doors, architrave, cornice and skirting replaced; and no chimneypieces survive. The windows have had c. 1980 secondary glazing fitted, leaving the 1870's windows intact.

The cellar is accessed from beneath the main staircase and is virtually untouched since construction. There is an original coal room which has its iron coal cover in front of the front door above. This room has timber tongue and groove latch door and panelled wall with c. 1930 painted surfaces. The two cellar rooms either side have stone flags and some early timber shelving. The room to the western side of the building has a free standing brick and stone shelf situated in the centre of the room.

#### *The proposals*

The proposals for 801 include internal and external alterations, selective demolition in association with refurbishment and conversion to form a single residential dwelling.

The proposals for 803 are similar in nature although it is also proposed to undertake selective demolition including the replacement of internal staircase and demolition of the rear extension and conversion to form a single residential dwelling.

Minimal alteration to the interior of these two buildings is proposed, with the majority of the internal spaces and layout being retained. Any loss of historic fabric internally will not materially affect the overall significance of these buildings. It is proposed to retain the external Wilmslow Road frontage of both buildings, which make a significant contribution to the character and appearance of the Conservation Area from Wilmslow Road.

#### *108674/LO/2015/S2 The Boundary Wall With Didsbury House Hotel*

The application proposals also include for the alteration to the boundary wall to number 813a Wilmslow Road which operates as the Didsbury House Hotel. The proposals are to increase the height of this boundary wall from 2.075 metres to a height of 2.975 metres. The finish of the wall is to replicate the existing finish on both the Hotel side and the application site side of the wall.

#### **Publicity**

The proposal has been advertised in the local newspaper (Manchester Evening News) and by way of site notice as works requiring Listed Building Consent and affecting the setting of Conservation Area.

#### **Consultations**

A local resident has written in support of the proposed works to increase the height of the boundary wall. They have commented that they do not think this wall has any intrinsic merit, and increasing its height will not detract from the area in any way.

The owner of the Didsbury House Hotel does not object to the proposed works to the boundary wall of his property. He believes the works should reflect the current finishes on both sides of the wall (brick facing into the MMU Campus site and white painted render on the side facing the Hotel) and that these works should be undertaken in accordance with the submitted heritage statement.

Historic England – Do not wish to offer any comments on the application relating to the conversion of the Lodge and recommend that the application is determine din accordance with national and local policy guidance.

They have offered comments relating to 801 and 803 Wilmslow Road. It is indicated that the properties are of particular interest for their illustration of domestic ways of living during their time which is expressed on their layout and architectural form. The acknowledge that the buildings have deteriorated in recent years, and are in need of a sustainable use consistent with their conversation. Historic England indicate that the proposed demolition works to number 803 in terms of the rear outrigger and the internal staircase is considered to constitute some harm to the significance of the building, and the proposals could be enhanced by its retention. If this is not possible, the resultant minor harm should be considered against the public benefits of the proposal including those associated with securing the future of the heritage assets involved (NPPF paragraph 134).

The Victorian Society – Whilst objecting to other aspects of the wider proposals for the Former MMU Disbury Campus site, the Victorian Society indicated that the principle of the scheme, whereby the historic buildings are converted to residential use and new dwellings are erected across the site, is one we accept. No specific comments were raised with regards to the proposals for the Lodge.

## **Policies**

### Manchester Core Strategy Development Plan Document (2012)

The Core Strategy was adopted on the 11<sup>th</sup> July 2012 and replaces a large number of policies in Manchester’s Unitary Development Plan.

The relevant policies for the consideration of this application are as follows:

Policy SP1 sets out the key spatial principles which will guide the strategic development of Manchester to 2027.

Outside of the regional centre and the airport, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment

This policy goes on to state that all development in the City should:

- Make a positive contribution to neighbourhoods of choice including:-
  - creating well designed places that enhance or create character.

- making a positive contribution to the health, safety and wellbeing of residents
  - considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
  - protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
  - Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The proposal complies with policy SP1 in that it will seek the retention of an important curtilage Listed Buildings which will ensure that it make a positive contribution to the local area by creating a neighbourhood of choice.

Policy EN3 'Heritage' states that 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.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

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

The proposal complies with policy EN3 in that it will undertake appropriate and sensitive work to this important curtilage Listed Building. The works will preserve the building in situ and will enhance the setting of the Listed Buildings in the Conservation Area.

A conservation approach will be taken to the removal, alteration, repair and reinstatement to the buildings ensuring that historic fabric is retained and incorporated into the development.

Policy DM1 'Development Management'

Policy DM1 states that all development should have regard the following specific issues:-

- 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;
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include

proposals which would be sensitive to existing environmental conditions, such as noise;

- Community safety and crime prevention;
- Design for health;
- Adequacy of internal accommodation and external amenity space;
- Refuse storage and collection;
- Vehicular access and car parking;
- Effect on biodiversity, archaeological or built heritage;
- Green infrastructure;
- Flood risk and drainage.

The proposal respects the built heritage on site as careful consideration has been given to the building historic fabric, its repair and re-use for future generations.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the Core Strategy Policy DM1

#### The Unitary Development Plan (UDP) for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant extant UDP policies are as follows:

#### Policy DC18 'Conservation Areas'

Extant Policy DC18 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council 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.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

It is considered that the proposals will seek to preserve and enhance the character of the Didsbury St James Conservation Area, through the long term re-use of the buildings and through the sensitively considered extensions and repair and renewal works. The proposals are therefore considered to comply with policy DC18.

Policy DC19.1 'Listed Buildings' 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:

- 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;
- 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;
- 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;
- permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

It is considered that the proposal will secure the retention and long term residential re-use of buildings of historic and national interest in the Didsbury St James conservation area.

### **National Planning Policy Framework**

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraphs 11, 12, 13 and 14 of the NPPF outline a "*presumption in favour of sustainable development*". This means approving development, without delay, where it accords with the development plan and where the development plan is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Paragraph 8 of the NPPF goes on to state that these roles should not be undertaken in isolation:

*"to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system"*

Paragraph 9 of the NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life. This includes making it easier for jobs to be created in cities.

Section 7 'Requiring Good Design' outlines the Governments expectations in respect of new developments:

*"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (paragraph 56)*

Paragraph 58 states that local plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. In particular, planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 goes on to state that:

*"Local planning authorities should concentrate in guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally"*

Paragraph 63 of the NPPF also states that great weight should be given to outstanding or innovative design which helps raise the standard of design more generally in the area.

Paragraph 65 goes onto to state that buildings which are incompatible with an existing townscape but are of high level of sustainability in general can be supported if mitigated by good design.

Section 12 outlines the Governments objectives in terms of conserving and enhancing the historic environment. Paragraph 126 states that Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk

through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

In determining planning applications, local planning authorities should take account of:

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

Paragraph 132 goes on to 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or

destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 states 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 securing its optimum viable use.

Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

### **Legislative requirements**

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

S149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder

## **Issues**

### Impacts on Heritage Assets

The harm that is caused to heritage assets has to be considered against the significant public benefits that would be delivered as set out in the NPPF (paragraph 134). The proposals would complement and in the case of The Lodge and 801 & 803 Wilmslow Road deliver high quality residential conversions of heritage assets in the conservation area. The proposals would also enhance the quality of the environment along Wilmslow Road through the refurbishment and re-use of the buildings and through the refurbishment of a boundary wall. It is considered, therefore, that, notwithstanding the weight that must be given to preserving the setting of the listed buildings, the harm caused would be less than substantial - as confirmed by Historic England - and would be outweighed by the public benefits of the scheme as required in paragraph 134 of the NPPF.

### Conclusion

It is considered that the works proposed to the two listed buildings(801 & 803 Wilmslow Road) and boundary wall and the curtilage listed Lodge building are acceptable and will derive long term benefit to the Didsbury James Conservation area.

**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 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 Core Strategy and saved polices of the Unitary Development Plan, the Head 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 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.

### **Recommendations**

108544/LO/2015/S2 **MINDED TO APPROVE**  
108545/LO/2015/S2 **MINDED TO APPROVE**  
108546/LO/2015/S2 **MINDED TO APPROVE**  
108674/LO/2015/S2 **MINDED TO APPROVE**

### **Article 35 Declaration**

The application was determined in a positive and proactive manner. During the consideration of this application any issues raised have been discussed with the applicant and resolutions have been sought, these have included amendments to the site layout and proposed extensions.

### **Conditions to be attached to the decision relating to application reference 108544/LO/2015/S2 'The Lodge'**

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

Drawings:

Proposed Plans (Lodge/Gate House), 105-00-1038 Rev A, ,  
Proposed Elevations (Lodge/Gate House), 105-00-1039 Rev A,

All received on the 15<sup>th</sup> July 2015

Documents:

Supporting Planning Statement ;  
Environmental Statement as amended  
Design and Access Statement prepared by Calderpeel  
Building Condition Report 4- Gatehouse (The Lodge) all prepared by Booth King  
received 10<sup>th</sup> April 2015

Reason - To ensure that the development is carried out in accordance with the approved plan pursuant to policies SP1, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials and finishes to be used on all external elevations have been submitted to and approved 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 and because the proposed works affect a building which is of Special Historic and within the curtilage of a Grade II Listed Building and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC18 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) No works shall commence on site until a full schedule and specification of repairs and works required has been 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 details.

Reason - In the interests of preserving the character and appearance of the listed building and its setting pursuant to policy EN3 of the Core Strategy and saved policy DC19 of the UDP.

5) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

6) No development that is hereby approved shall commence unless and until samples and specifications of all 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.

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, as specified in policies SP1 and DM1 of the Core Strategy.

7) No works, including repair to existing windows or doors shall commence until details of the work has been submitted to and approved in writing by the City Council as local planning authority. Such works should not include for the removal or replacement of any original windows unless otherwise approved in writing by the City Council as local planning authority and any such proposal shall be accompanied by a full justification for such works, including a structural survey, details of why repair and refurbishment of such windows is not viable and details, including materials and cross sections, of any proposed replacement windows.

Reason - In the interests of visual amenity and because the proposed works affect a building which is of Special Historic and within the curtilage of a Grade II Listed Building and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC18 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) No rainwater goods nor pipes shall be installed nor affixed until full details of the rainwater goods and pipes to be installed are submitted to and approved in writing by the City Council as local planning authority. The development shall be subsequently carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy ^IN; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

**Conditions to be attached to the decision relating to application reference 108545/LO/2015/S2 '801 Wilmslow Road'**

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

Drawings:

14035 (PL) 135

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

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials and finishes to be used on all external elevations have been submitted to and approved 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 and because the proposed works affect a building which is of Special Historic and within the curtilage of a Grade II Listed Building and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC18 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) No works shall commence on site until a full schedule and specification of repairs and works has been 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 details.

Reason - In the interests of preserving the character and appearance of the listed building and its setting pursuant to policy EN3 of the Core Strategy and saved policy DC19 of the UDP.

5) No acoustic insulation or mechanical ventilation required to insulate the building from road traffic noise shall be installed until the full details including method statements for the installation has been submitted to and approved in writing by the city council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC18; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

6) No works, including repair to existing windows or doors shall commence until details of the work has been submitted to and approved in writing by the City Council as local planning authority. Such works should not include for the removal or replacement of any original windows unless otherwise approved in writing by the City Council as local planning authority and any such proposal shall be accompanied by a full justification for such works, including a structural survey, details of why repair and refurbishment of such windows is not viable and details, including materials and cross sections, of any proposed replacement windows.

Reason - In the interests of visual amenity and because the proposed works affect a building which is of Special Historic and within the curtilage of a Grade II Listed Building and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) No works to remove the render from the external elevations shall commence until a method statement for its removal and reinstatement including a specification of the render to be applied have been submitted to and approved in writing by the city

council as local planning authority. The works shall be subsequently undertaken in accordance with the agreed method statement and specifications.

Reason - In the interests of visual amenity and because the proposed works affect a building which is of Special Historic and a Grade II Listed Building and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) Prior to works commencing a scheme for the treatment of the property to stop the ingress of water shall be submitted to and approved in writing by the city council as local planning authority. The development shall be carried out in accordance with the agreed scheme.

Reason – In order to protect the Grade II Listed Building from further damage and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

**Conditions to be attached to the decision relating to application reference 108546/LO/2015/S2 '803 Wilmslow Road'**

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

Drawings:  
14035 (PL) 135

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

3) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC19 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) No works shall commence on site until a full schedule and specification of repairs and works has been 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 details.

Reason - In the interests of preserving the character and appearance of the listed building and its setting pursuant to policy EN3 of the Core Strategy and saved policy DC19 of the UDP.

5) No works, including repair to existing windows or doors or the installation of new windows and doors required shall commence until details of the work has been submitted to and approved in writing by the City Council as local planning authority. Such works should not include for the removal or replacement of any original windows unless otherwise approved in writing by the City Council as local planning authority and any such proposal shall be accompanied by a full justification for such works, including a structural survey, details of why repair and refurbishment of such windows is not viable and details, including materials and cross sections, of any proposed replacement windows.

Reason - In the interests of visual amenity and because the proposed works affect a building which is of Special Historic and within the cartilage of a Grade II\* Listed Building and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) No rainwater goods nor pipes shall be installed nor affixed until full details of the rainwater goods and pipes to be installed are submitted to and approved in writing by the City Council as local planning authority. The development shall be subsequently carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) No acoustic insulation or mechanical ventilation system required to insulate the building from road traffic noise shall be installed until the full details including method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary, of all the proposed internal and external mechanical and Electrical installations for the installation has been submitted to and approved in writing by the city council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19; of

the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) No demolition shall take place until a statement and specification for the demolition, alteration and subsequent repair of the rear elevation of number 803 Wilmslow Road that will be revealed, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This statement shall include methods for dismantling the building, salvage and re-use of historic fabric along with limiting the impact on the listed building. The demolition and repair shall be carried out in accordance with the agreed details.

Reason - To ensure that the demolition of the structures to the rear elevation is done in a sensitive manner which does not harm the fabric of the Listed Building which abut it and to ensure that the resulting condition of the buildings which will be revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy and extant policy DC19 of the Unitary Development Plan for the City of Manchester.

9) Prior to works commencing on site a scheme for the treatment of the property to stop the ingress of water shall be submitted to and approved in writing by the city council as local planning authority. The development shall be carried out in accordance with the agreed scheme.

Reason – In order to protect the Grade II Listed Building from further damage and careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

**Conditions to be attached to the decision relating to application reference 108674/LO/2015/S2 Boundary Wall With Didsbury House Hotel 799 Wilmslow Road Didsbury Manchester M20 2RW**

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

Drawings:

Drawing references:

14035 (PL) 146D

14035 (PL) 147

All received on the 29<sup>th</sup> May 2015

Reason - To ensure that the development is carried out in accordance with the

approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy

3) No development shall commence until a detailed method statement for the refurbishment and rebuilding of the boundary wall have been submitted to and approved in writing by the City Council as local planning authority. The development shall be undertaken in accordance with the agreed details.

Reason – To ensure that the works are undertaken in a sensitive manner which does not harm the fabric of the Listed Building and to ensure that the resulting condition of the wall is rebuilt appropriately pursuant to policy EN3 of the Core Strategy and saved policy DC19 of the Unitary Development Plan.

4) No development that is hereby approved shall commence unless and until samples and specifications of all materials and finishes to be used on all external elevations of the boundary wall have been submitted to and approved 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, as specified in policies SP1 and DM1 of the Core Strategy.

#### **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: 108544/LO/2015/S2 ,108545/LO/2015/S2 108546/LO/2015/S2 108674/LO/2015/S2 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 held by the Planning Division.

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

Historic England (North West)  
Twentieth Century Society  
Ancient Monuments Society  
Council For British Archaeology  
Georgian Group  
Society For The Protection Of Ancient Buildings  
Victorian Society  
Didsbury Civic Society

A map showing the neighbours notified of these applications is attached at the end of the report.

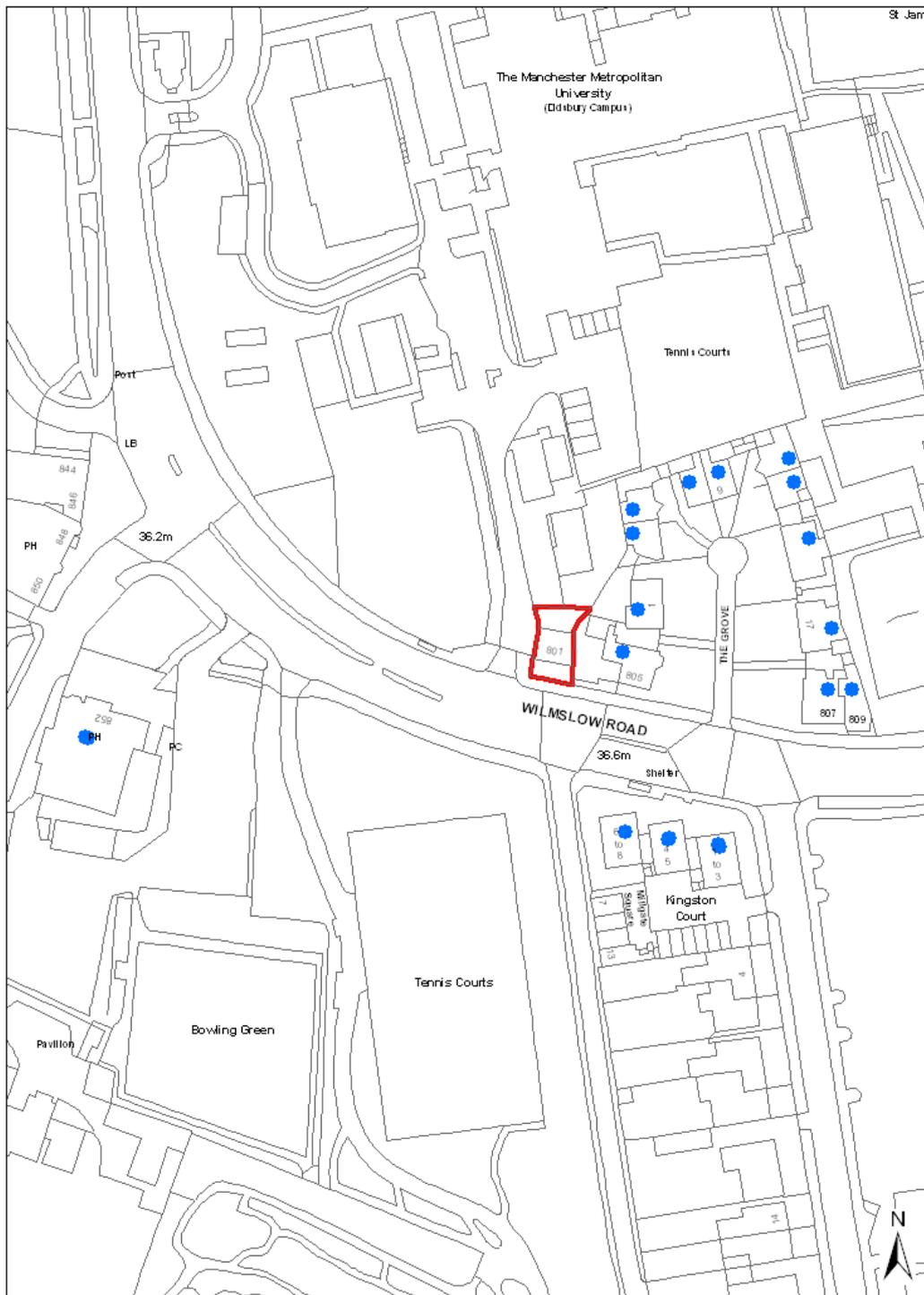
#### **Representations were received from the following third parties:**

813a Wilmslow Road  
15 The Grove Didsbury Manchester

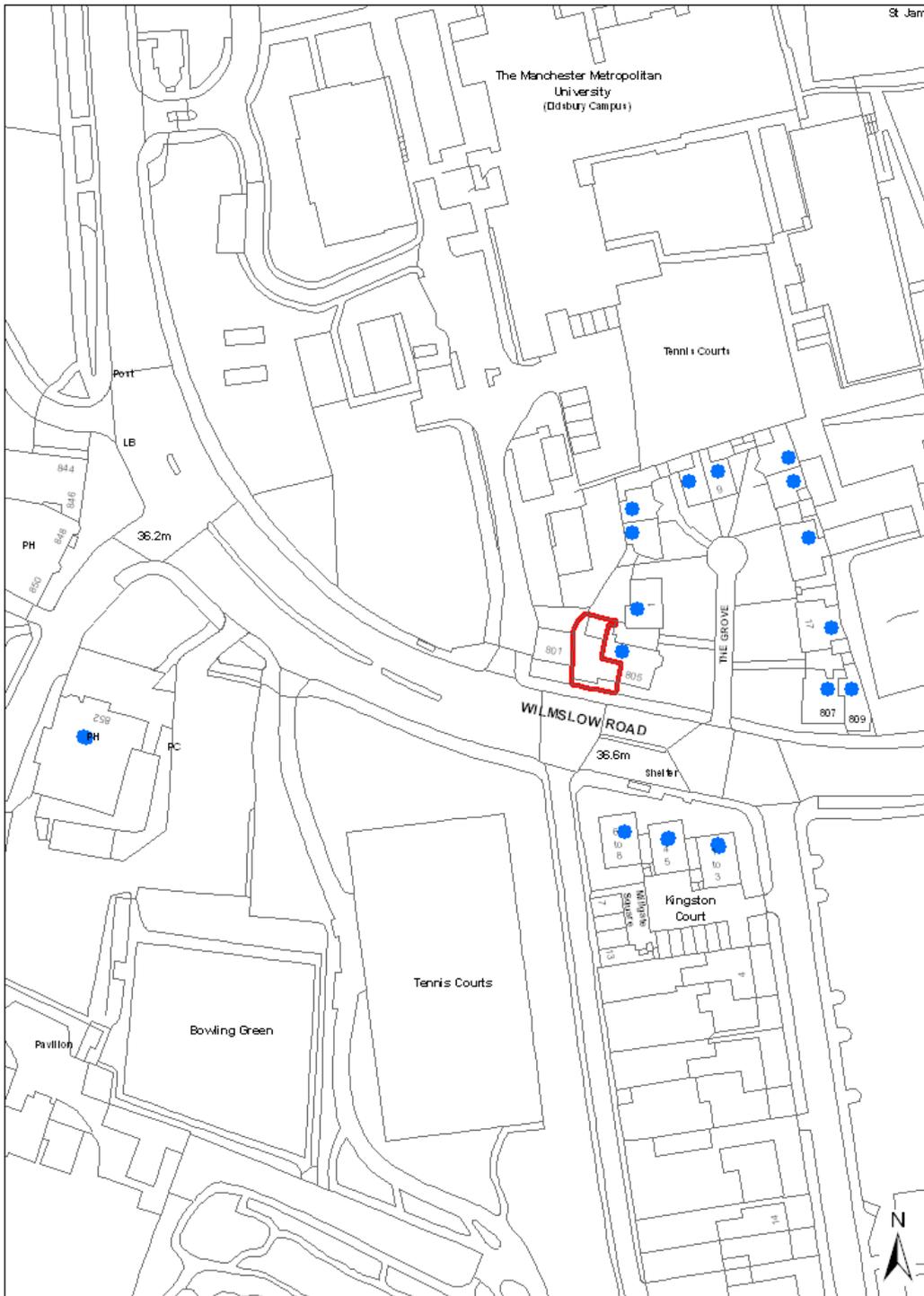
**Relevant Contact Officer :** Robert Tyrer  
**Telephone number :** 0161 234 4068  
**Email :** r.tyrer@manchester.gov.uk



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