

**Application No: 10/3536M**

**Location: CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ**  
**Proposal: CHANGE OF USE OF PART BUILDING FROM B2 INDUSTRIAL USE TO 19 RESIDENTIAL APARTMENTS**

**For CLARENCE MILL LTD**

**Registered 26-Oct-2010**  
**Policy Item No**  
**Grid Reference 393426 378151**

**Date Report Prepared: 6 January 2011**

### **SUMMARY RECOMMENDATION**

Approve, subject to conditions

### **MAIN ISSUES**

Impact of the development on a Grade II Listed Building

### **REASON FOR REPORT**

In accordance with the Council's Constitution, this application is being brought before Members as the development will create 19 No. new apartments. The threshold for delegated items being 10 No. units.

### **DESCRIPTION OF SITE AND CONTEXT**

The application site is Clarence Mill, a mid 19<sup>th</sup> Century Cotton Mill, which is a Grade II Listed Building situated within Macclesfield Canal Conservation Area.

The main building has five floors. The lower ground and ground floors have been subdivided to accommodate 23 businesses of mixed uses, comprising; A1 - retail, A2 –financial and professional services, A3 -cafe, B1 - offices, B2 – general and light industry.

The two upper floors of the building have already been converted into No.87 apartments.

### **DETAILS OF PROPOSAL**

This application seeks Listed Building Consent for the conversion of the 1<sup>st</sup> floor of the main building (the Cracker floor) from B2 – general industrial to No. 19 two bed plus apartments, with both internal and external alterations to the building.

## RELEVANT HISTORY

- 00/1716P CONVERSION TO RESIDENTIAL USE OF UPPER TWO STOREYS OF MAIN BUILDING; ALTERATION TO ROOF; DEMOLITION OF BRICK BUILT WORKS AND CONVERSION OF DETACHED BUILDING TO OFFICE ACCOMMODATION (FULL)  
APPROVED WITH CONDITONS 07.08.00
- 00/1793 CONVERSION TO RESIDENTIAL USE OF UPPER 2 STOREYS OF MAIN BUILDING, ALTERATION TO ROOF, DEMOLITION OF BRICK BUILT WORKS AND CONVERSION OF DETACHED BUILDING TO OFFICE ACCOMMODATION (LBC)  
APPROVED WITH CONDITONS
- 01/1954P CONSTRUCTION OF THREE-STOREY CAR PARK INCORPORATING PART OF EXISTING BRICK OUTBUILDING  
APPROVED WITH CONDITONS 13.12.01
- 02/2415P CHANGE OF USE OF PART OF FIRST FLOOR TO 16NO. APARTMENTS (LBC)  
APPROVED WITH CONDITIONS 17.02.03
- 02/2416P CHANGE OF USE OF PART FIRST FLOOR TO 16NO. APARTMENTS  
RESOLUTION TO APPROVE, SUBJECT TO CONDITIONS,  
**S.106 INCOMPLETE**
- 04/1540P CONVERSION OF THREE STOREY DETACHED WORKSHOP TO 9NO. TOWN HOUSES- L.B.C (RESUBMISSION OF 04/0587P)  
APPROVED WITH CONDITIONS 13.08.04
- 04/2386P CONVERSION OF UPPER TWO FLOORS OF A THREE STOREY DETACHED WORKSHOP TO 9NO. TOWN HOUSES (RESUBMISSION OF 04/1560P) CHANGE OF USE  
RESOLUTION TO APPROVE, SUBJECT TO CONDITIONS,  
**S.106 INCOMPLETE**
- 10/2202M CHANGE OF USE TO CHURCH (D1)- FULL  
APPEAL LODGED AGAINST NON-DETERMINATION  
DECEMBER 2010
- 10/2206M CHANGE OF USE TO CHURCH (D1)- LBC  
APPEAL LODGED AGAINST NON-DETERMINATION  
DECEMBER 2010

## **POLICIES**

### **National Planning Policy**

PPS1 –Delivering Sustainable Development  
PPS5 – Planning for the Historic Environment

### **Regional Spatial Strategy**

DP4 - Making the best use of existing resources and infrastructure

### **Local Plan Policy**

BE15- Repair and enhancement of Listed Buildings  
BE18 – Listed Building Consent for alterations  
BE19- Change of Use of Listed Buildings

## **VIEWS OF THE PARISH / TOWN COUNCIL**

Bollington Town Council recommend refusal for the following reasons:

- Over-development of the site -there are conflicting planning application for the same parking spaces (example 10/2202M & 10/2206 – Proposed Church - Block D)
- The multistory car park is also poorly maintained and will force traffic to park elsewhere.
- The 278 Agreement has not been signed
- Poor access and road maintenance exacerbating pedestrian safety concerns
- Further loss of amenity for local residents

It is considered that these issues relate more to the Full Planning Application 10/3535M, and will be considered in more detail under that application.

## **OTHER REPRESENTATIONS**

A letter of objection has been submitted by Bollington Civic Society, however, the objection relates more to the principle of the development rather than the Listed Building Consent, as such it too has been transferred to 10/3535M.

Two further representations have been submitted by Mr. Dean and Mr. Bush, residents of Clarence Mill, however, they also relate to the full planning application, as they refer to car and cycle parking issues. They have been transferred onto 10/3535M.

## **APPLICANT'S SUPPORTING INFORMATION**

- Design and Access Statement
- Planning Policy Statement (PPS1) Planning and Climate Change
- PPS3 Housing Checklist
- Affordable Housing Statement

## **OFFICER APPRAISAL**

### **Principle of Development**

Subject to the development maintaining the architectural and historic integrity of the building, and no original or other important features being lost, then no objection is raised to the principle of the development.

Clarence Mill is an important Listed Building within Bollington, sited immediately adjacent to the Macclesfield Canal, it is readily visible and accessible from the canal by way of the new footbridge, as well as being visible from a number of other vantage points within Bollington, due to its elevated position. The area is visited frequently by local residents, walkers, and visitors to Bollington. The Visitors Centre is accommodated on the ground floor of the Mill, which encourages the Public to visit the site.

The maintenance and upkeep of this building are therefore important to secure its future. It is noted that the roof has recently been replaced, and that work is on-going to replace the windows on the Cracker Floor, which is commended.

The conversion of the first floor to residential use would generate a significant income, which is likely to cover some of the costs to repair and maintain the building into the future.

### **Policy**

Policy BE18 of the Macclesfield Borough Local Plan sets out the criteria for permitting alterations, partial demolitions and extensions to Listed Buildings. It advises:

- Extensions must respect the character and scale of the original building and not be allowed to dominate it
- Replacement doors, windows and other features in non traditional materials will not be permitted
- Particular attention must be paid to the retention of the original plan form, roof construction and interior features, as well as the exteriors of listed buildings
- Extensions will normally be required to be built of materials matching those of the original building

- Flat roofed extensions to pitched roof buildings will not normally be permitted

## **Design**

The first floor of the building has been empty for some time and was equipped with some domestic services when the upper floors were converted. The subdivision of the floor space and installation of new services will not cause any additional harm to the building.

The only external alterations proposed are to replace the loading doors with windows. This is considered to be acceptable, particularly as these doors were themselves window conversions.

The physical alterations proposed are considered to respect the original architectural features of the building and maintain its historic integrity.

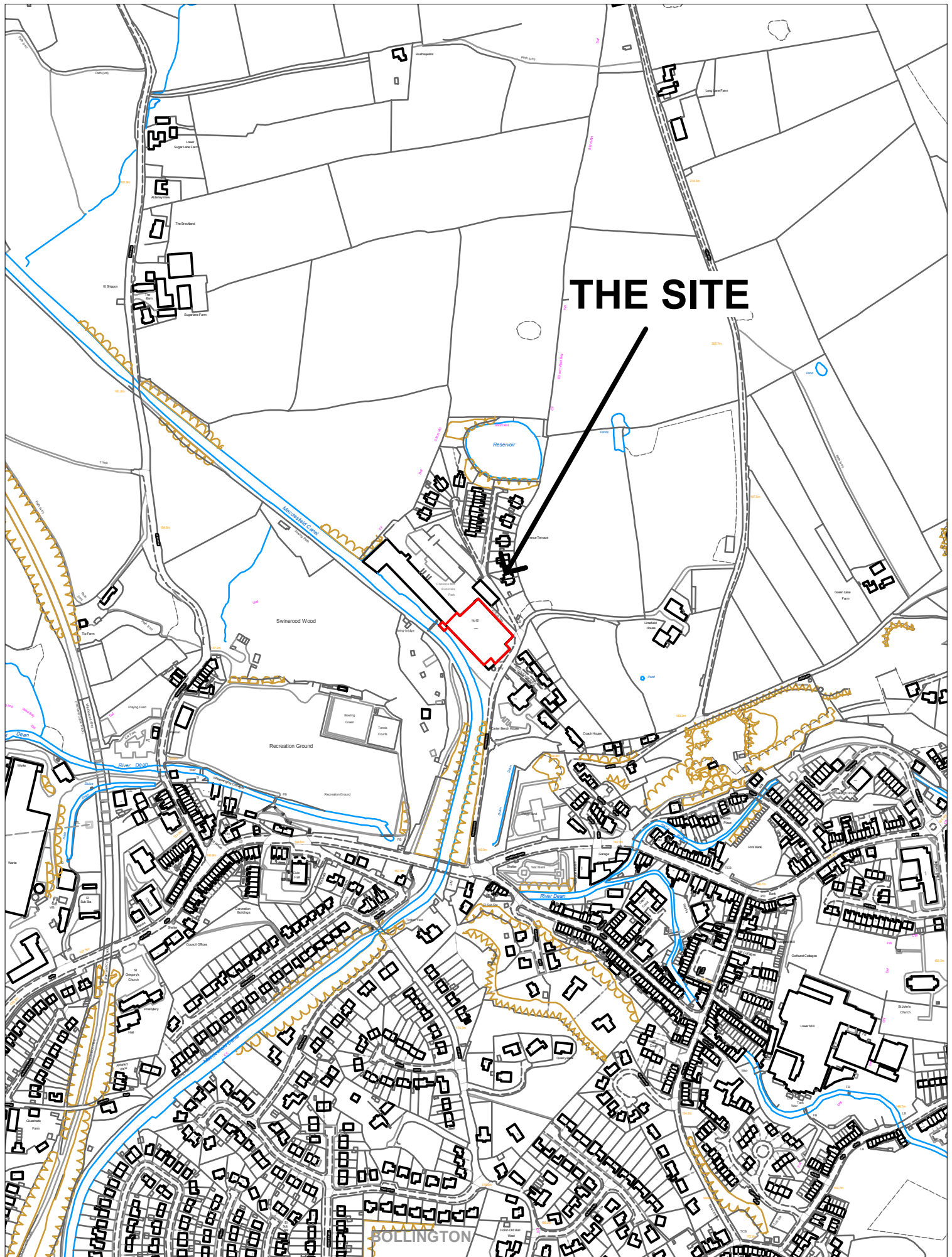
## **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The proposed development is considered to have an acceptable impact on the character and appearance of this Grade II Listed Building, and therefore a recommendation of approval is made, subject to conditions.

### **Application for Listed Building Consent**

#### **RECOMMENDATION : Approve subject to following conditions**

1. A01AP - Development in accord with approved plans
2. A03CA - Standard Time Limit
3. A06EX - Materials as application
4. A09EX - Rainwater goods
5. A14EX - Specification of bonding of brickwork
6. A17EX - Specification of window design / style
7. A20EX - Submission of details of windows



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NGR- 393,430;378,150

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