

Application No: 10/3615M

Location: LAND AND BUILDINGS AT, PARK GREEN, MACCLESFIELD
Proposal: EXTENSION OF TIME FOR PERMISSION 06/0235P (LISTED BUILDING CONSENT) DEMOLITION OF EXTENSION AND PORCH ON GEORGIAN MILL WITH EXTERNAL AND INTERNAL ALTERATIONS INCLUDING WINDOWS, REPLACEMENT ROOF AND REMOVAL OF INTERNAL PARTITIONS AND STAIRCASES (LISTED BUILDING CONSENT)

For PH PROPERTY HOLDINGS LIMITED

Registered 07-Sep-2010

Policy Item Yes

Grid Reference 391975 373174

Date Report Prepared: 10th January 2010

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Whether there has been a significant change in circumstances or policy since the original grant of permission for 06/0235P.
- Whether there is sufficient information submitted to enable an extension of time to the original full permission 06/0235P to be granted.

REASON FOR REPORT

This application seeks Listed Building Consent for the mixed use development, which would comprise 87 no. apartments and 1077 sq. m office floor space with associated car parking, access and servicing arrangements. This application is before the Committee at the discretion of the Head of Planning and Housing.

DESCRIPTION OF SITE AND CONTEXT

The application site covers roughly 0.67ha and relates to a group of primarily industrial buildings at the southern end of the town centre, either side of the River Bollin. The site is located in the Park Green Conservation Area.

SCOPE OF THIS APPLICATION

Extensions to the time limits for implementing existing planning permissions were brought into force on 1 October 2009. The new system was introduced in order to make it easier for developers to keep planning permissions alive for longer during the economic downturn. It includes provisions for a reduced fee and simplified consultation procedures.

As a matter of law the Northern Planning Committee decides applications afresh: resolutions which vary from previous decisions may be justified by change of circumstances, or of weight. For this type of application, the Government's advice is for Local Planning Authorities to take a positive and constructive approach towards applications that improve the prospects of sustainable development being brought forward quickly. The development proposed will, by definition, have been judged acceptable in principle at an earlier date. It is the Government's advice that Local Planning Authorities should only look at issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle.

In short, it is not intended that Local Planning Authorities should re-open debates about principles of any particular proposal, except where material circumstances may have significantly changed, either in local plan policy terms or in terms of national policy or other material considerations.

DETAILS OF PROPOSAL

This is an application for an extension in time to planning permission granted under reference 06/0235P. The Listed Building Consent permission granted consent for a mixed use development comprising 87 no. apartments and 1077 sq. m business floorspace with associated car parking, access and service arrangements. The application was determined on 26 September 2007.

The scheme included the following: -

- Conversion of Georgian Mill to 15 residential apartments;
- Demolition of the existing later additions to the Georgian Mill (including the industrial sheds to the rear) and erection of a new 3 storey wing containing 15 apartments;
- Demolition of Waterside (Harding's) Mill and its replacement with a 4/5 storey new building containing 24 apartments and 971 sq. m of office floor space.
- Demolition of all the Park Green Works between the River Bollin and Maydews Passage (with the exception of 42 Park Green which is retained as offices) and construction of a new 3 storey building fronting Park Green, continuing alongside the River Bollin through to Brook Street. This would contain 31 apartments;
- A new building comprising 2 single storey houses fronting Brook Street to the east of the River Bollin to replace the existing Eddie Connor joinery workshop;
- Car parking spaces including on the 2 outlying parcels of land; one is between the neighbouring brewery and the railway embankment

and the other is between the river and Waterside, being partially underneath the elevated Silk Road;

- Construction of a new public walkway along the River Bollin, which is a 3m wide combined footway / cycleway.

The current application (received on 07 September 2010) was received whilst the original application was an extant permission. Whilst the guidance advises Applicants not to leave their applications to the last minute, it remains clear that this application was submitted in time and therefore should be determined as a valid application.

RELEVANT HISTORY

See report for application 10/3545M

POLICIES

Regional Spatial Strategy

Relevant Policies consist of the Regional Spatial Strategy Policies EM1.

Local Plan Policy

Macclesfield Borough Local Plan Policies BE2, BE15-19.

Other Material Considerations

National Planning Guidance in the form of: -
PPS5: Planning for the Historic Environment

PPS5: Planning for the Historic Environment was published in March 2010. The scheme, which was submitted under 06/0235P was accompanied by a comprehensive Design Statement, which is considered to embrace the principles embodied within PPS5 in terms of consideration of the heritage asset.

CONSULTATIONS (External to Planning)

Macclesfield Civic Society has considered these proposals and raises no objection to renewal of consent provided there have been no changes in planning circumstances in the interim period since the original decision. The Civic Society very much hopes that an extension of the permission would allow for a start to be made in order that the buildings are put into beneficial use.

English Heritage do not make any comments on the application and recommend that it is determined on the basis of national and local policy as well as specialist conservation advice.

OTHER REPRESENTATIONS

No representations had been received at the time of report preparation.

APPLICANT'S SUPPORTING INFORMATION

See report for application 10/3545M.

OFFICER APPRAISAL

The proposals includes the demolition of all of the more modern industrial buildings within the complex which comprise the listed Georgian and Chapel Mills and Harding's Mill, which is attached to Georgian Mill by means of a rear wing, fronting Mill Lane. The Georgian Mill was erected in 1795 and the rear wing was rebuilt following a fire in 1976. The application for Listed Building Consent should be solely judged in the terms of the proposals' impact on the building's architectural and historic character and integrity. Other planning issues should be addressed in connection with planning application 10/3545M. Chapel Mill lies outside the application site.

MATERIAL CHANGES IN POLICY AND MATERIAL CHANGES IN CIRCUMSTANCES SINCE THE SCHEME WAS ORIGINALLY GRANTED PERMISSION

Local Plan Policy BE19 sets out the criteria to assess the change of use of listed buildings. The supporting text reflects national guidance in PPS5 and states, "Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the building. The best use will often be the use for which the building was originally designed. Continuation or reinstatement of that use will be the first option when the future of a building is considered. The Borough Council will pursue a flexible approach when new uses have to be considered to secure a building's survival."

Under application 06/0235P it was conceded that the Georgian Mill did not lend itself to modern industrial purposes. This followed an assessment by the applicants in relation to the viability of retaining the building for offices. Having considered these factors and the details of the proposed scheme, which included the removal of the large industrial sheds, the conversion to form 15 apartments was accepted as it would help secure the future of the building.

The most significant change to the exterior of the mill would be the reinstatement of replica original windows as based on historic photographs. No objection was raised to the demolition of the rear wing built in the 1970's under application 06/0235P, subject to a suitably designed replacement building. The proposed solution is a 3 storey building with basement car parking. Its basic form is reminiscent of a traditional mill building including its construction from brick and slate with most windows possessing sliding slashes. This traditional form would be broken up with more modern design elements clad in zinc and glazed panels. The predominantly glazed link would be of a lesser height than the old and new elements either side, and this would also help maintain the individual historic integrity of the original building.

There are not considered to be fundamental changes in policy or other important material considerations since the original application was determined in 2007.

OTHER CONSIDERATIONS

It is noted that no comments have been received from any local residents. The scheme which was approved under application 06/0235P was considered to be acceptable on its merits and full consideration to all the relevant planning matters. It is not considered that it would be appropriate to re-open the debate about the principles of the proposal as material circumstances do not appear to have significantly changed

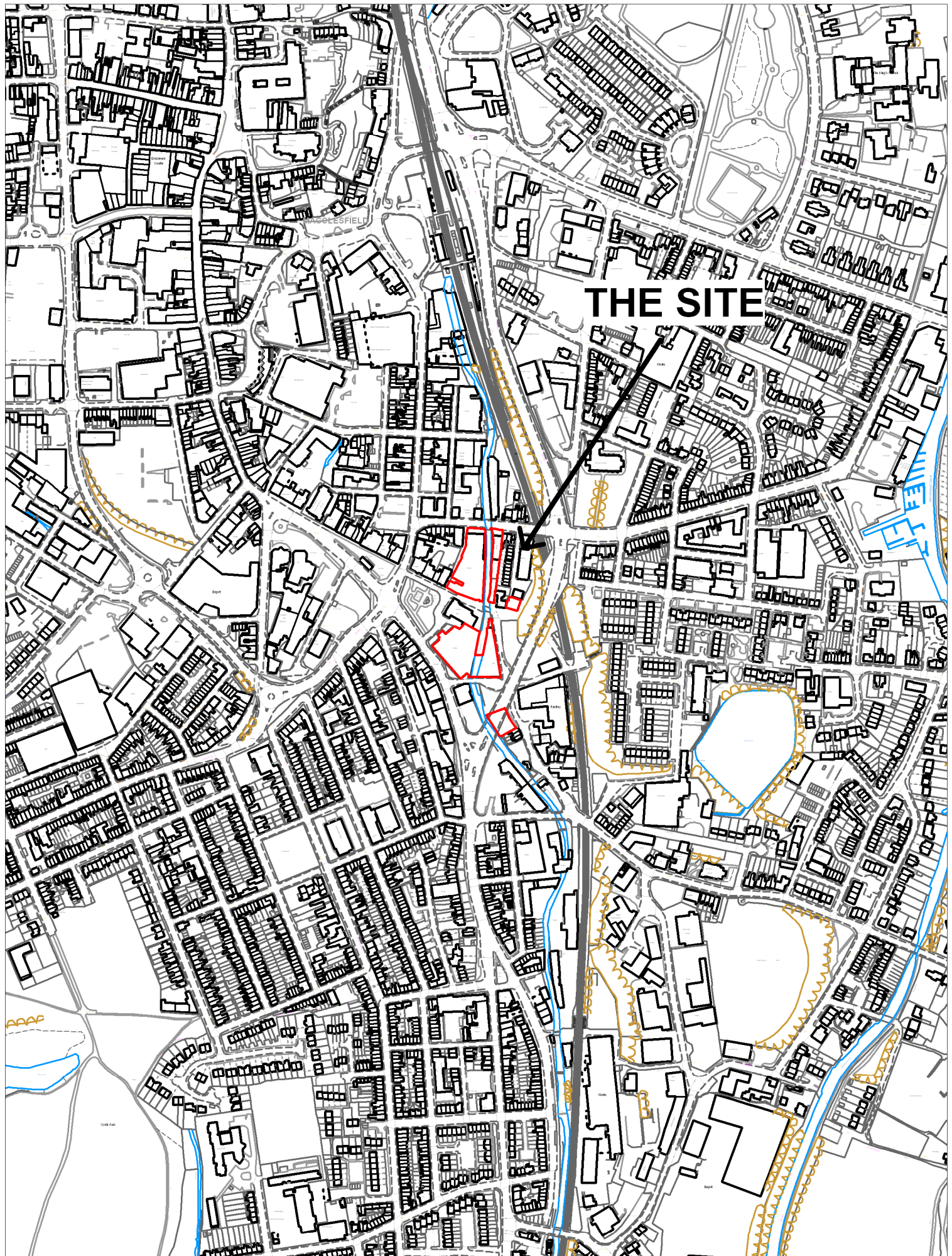
CONCLUSIONS AND REASON(S) FOR THE DECISION

There are no objections to an extension of time for the implementation of this Listed Building Consent permission for a further three years. There have been no material changes in circumstances since the 2007 permission was granted which would warrant a refusal of this application for an extension in time for the implementation of the permission. A recommendation of approval subject to conditions is therefore made.

Application for **Extension to Time Limit**

RECOMMENDATION : Approve subject to following conditions

1. A07LB - Commencement of development
2. A01AP - Development in accord with approved plans
3. A02BC - Submission of structural survey / method of development
4. A02CA - Demolition as precursor of redevelopment
5. A02EX - Submission of samples of building materials
6. A07EX - Sample panel of brickwork to be made available
7. A11EX - Details to be approved - windows, balcony rails and lift shafts
8. A10EX - Rainwater goods
9. A12EX - Fenestration to be set behind reveals
- 10.A20EX - Submission of details of windows
- 11.A23EX - Roof ridges - to be finished with lead rolls



10/3615M LAND AND BUILDINGS AT, PARK GREEN, MACCLESFIELD

NGR- 391,991:373,209

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