

Application No: 23/1509M

Location: STANLEY AND BROCKLEHURST COURT, KING EDWARD ROAD,  
MACCLESFIELD, SK10 1AP

Proposal: Listed building consent for the replacement of the current gas boilers and installation of new flues and the installation of secondary glazing to the kitchen and bathroom windows of all 12 Almshouses

Applicant: Fiona Wilson, Stanley and Brocklehurst Almshouses Trust

Expiry Date: 21-Jul-2023

### **SUMMARY**

The proposal is for the implementation of several flues following replacement of the existing boilers and additional glazing to the existing bathroom and kitchen windows of a Grade II Listed Building.

The proposed changes would have a neutral affect to the listed building. As such, the application is recommended for approval subject to conditions.

### **SUMMARY RECOMMENDATION**

**APPROVE subject to conditions.**

### **REASON FOR REPORT**

The application has been referred to Southern Planning Committee as it has been submitted by Cllr Fiona Wilson, Vice Chair of the Northern Planning Committee.

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

The application relates to a group of four almshouse buildings, oriented around a central square courtyard, split into 12 1.5-storey dwellings / bungalows.

The property is a Grade II listed building, re-built in 1871. It is characterised by buff stone elevations with dressed detailing around the fenestration, and steep sloping grey slate roofs with dormers positioned on the inner facing roof slopes.

It is located off King Edward Road, adjacent to Cumberland Street, Macclesfield. There are some businesses, retail uses and the Macclesfield Methodist Church adjoining the property.

## **DESCRIPTION OF PROPOSAL**

The application seeks Listed Building Consent for the implementation of a number of flues following replacement of the existing boilers, and additional glazing to the existing kitchen and bathroom windows. Some existing flues and vents would be repurposed.

Full Planning Permission is also sought under planning ref; 23/1510M and appears elsewhere on this agenda.

## **RELEVANT POLICIES:**

### **National Planning Policy**

National Planning Policy Framework (2021)

Cheshire East Local Plan Strategy 2017 (CELPS)

SE7 – The Historic Environment

Site Allocations and Development Plan Document (SADPD)

HER1 – Heritage Assets

HER4 – Listed Buildings

## **RELEVANT PLANNING HISTORY**

23/1510M - Listed building consent for the replacement of the current gas boilers and installation of new flues and the installation of secondary glazing to the kitchen and bathroom windows of all 12 Almshouses – Under consideration

69505P - LISTED BUILDING CONSENT - THE REPLACEMENT OF THE 3 NO. EXISTING STUB CHIMNEY STACKS WITH 3 NO. NEW STONE REPLICAS OF THE TALL STACKS – Approved - 22-Jan-1992.

64119P - LISTED BUILDING CONSENT - INTERNAL ALTERATIONS LOFT CONVERSION AND DORMER WINDOWS - Approved - 05-Sep-1990.

## **CONSULTATIONS:**

**Heritage** – No objection subject to condition.

## **REPRESENTATIONS**

No neighbouring comments received at time of report.

## **OFFICER APPRAISAL**

### **Heritage & Design**

Policy HER1 of the SADPD outlines the submission requirements for works carried out on heritage assets, whilst Policy HER4 relates specifically to listed buildings, outlining that related development must have special regard to preserving the building, its setting, and features of special architectural or historic interest.

Stanley and Brocklehurst Almshouse is a Grade II listed building made up of four individual buildings comprising of twelve small units of accommodation, arranged around a central courtyard. The building is made up of buff stone cut with ashlar on its elevations, a grey slate steep sloped mono-pitched roof, white timber framed windows, and green timber doors. There is dressed stonework around the windows and doors, and the buildings benefit from tall chimney stacks.

The scheme proposes to introduce a number of flues on the lowest part of the roof plane on the front elevations facing the courtyard following the replacement of the existing boilers, and to add additional glazing to the bathroom and kitchen windows positioned on the front elevations to improve heat insulation.

The flues will be relatively short, protruding approximately 300mm from the roof plane, and will be less intrusive than the flues which already exist on the property. They will be positioned neatly and in uniform and will only be implemented where required with some existing flues and vents being repurposed. They will exist on the front elevations facing the inner courtyard, and therefore will not be visible from public vantage points or pedestrians of King Edward Road or Cumberland Street.

Considering their minimal intrusion, the proposed flues will have a neutral effect upon the setting and character of the listed building and are deemed acceptable.

The existing kitchen and bathroom windows will be upgraded secondary glazing. There would be no changes to the size, shape, scale, or materials of the existing windows, and the dressed stone will remain unchanged. Therefore, it is deemed that the proposed additional glazing would have a neutral effect to the listed building and would be acceptable.

### **Other Matters**

It is noted that dwellings no.5 and no.6 of the almshouses has already implemented the additional glazing. As such, the assessment for these dwellings are retrospective.

Although conditions relating to environmental protection have been suggested for this application, they would relate only to the Full Planning Permission application which is separate to this application.

## **CONCLUSIONS AND RECOMMENDATION**

The proposed scheme seeks to implement flues following replacement of existing boilers and add additional glazing to the bathroom and kitchen windows to the Grade II Listed Building. The

proposed changes would have a neutral affect to the listed building. As such, the application is recommended for approval subject to the following conditions.

## **RECOMMENDATION**

**APPROVE subject to the following conditions.**

1. Accordance with approved plans
2. Materials as per application

*In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.*

