

Application No: 23/1510M

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

Proposal: 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 and would have a minimal impact on its design and character and surrounding area. The impact on neighbouring amenity would be acceptable also.

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 chairman 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 Full Planning Permission 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 will be repurposed.

Listed Building Consent is also sought under planning ref; 23/1509M and appears elsewhere on this agenda.

RELEVANT POLICIES:

National Planning Policy

National Planning Policy Framework (2021)

Cheshire East Local Plan Strategy 2017 (CELPS)

MP1 - Presumption in Favour of Sustainable Development
PG1 – Overall Development Strategy
PG2 – Settlement Hierarchy
PG7 – Spatial Distribution of Development
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
IN1 – Infrastructure, SE1 – Design
SE2 - Efficient use of land
SE7 – The Historic Environment
SE12 – Pollution, Land Contamination and Land instability

Site Allocations and Development Plan Document 2022 (SADPD)

GEN1 - Design Principles
HER1 – Heritage Assets
HER4 – Listed Buildings
HOU12 – Amenity
HOU13 – Residential Standards
INF3 - Highway safety and access

RELEVANT PLANNING HISTORY

23/1509M - 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.

Environmental Protection – No objection, subject to conditions relating to noise generative works and air quality.

REPRESENTATIONS

No neighbouring comments received at time of report.

OFFICER APPRAISAL

Principle of Development

The application proposals relate to a site within the settlement boundary of Macclesfield. Macclesfield is defined as a 'Principal Town' by Policy PG2 of the CELPS. Within such locations, development is encouraged.

Policy PG9 of the SADPD details that development within Principal Towns would be appropriate should it be in keeping with the existing scale, function and purpose of the site and wider settlement.

This proposal is modest in terms of its proposals and would maintain the current scale and use of the site. As such, the proposed development is acceptable in principle, subject to its adherence with other relevant policies of the plan. In this instance, the main policies relate to matters of design, amenity, highways, heritage, and environmental protection.

Heritage & Design

Policies SE1 and SD2 set out the design criteria for development proposals within Cheshire East, underpinning high quality design whilst considering scale, form, grouping, materials, and impact to the wider area. Policy GEN1 of the SADPD echoes this, ensuring development positively contributes to the character and form of the settlement.

Policy HOU11 of the SADPD states that extensions and alterations to dwellings must be subordinate to the existing dwelling and remain in keeping with its character, scale, and appearance, whilst Policy HOU13 of the SADPD states that there must be a gap of at least 1m between development and the site's side boundary.

Policies SE7 of the CELPS aims to limit harm to heritage assets from development and ensure that a positive contribution is made to the character of Cheshire East's historic and built environment.

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 a large chimney.

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 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 affect upon the setting and character of the listed building. Additionally, there will be little impact to the design and character of the property as a result. As such, the proposed flues would be acceptable.

The existing kitchen and bathroom windows will be upgraded to provide 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 minimal impact and neutral affect to the design and character of the listed building and would be acceptable.

Amenity

Policy SE1 of the CELPS states that development should ensure an appropriate level of privacy for new and existing residential properties.

Policy HOU11 of the SADPD states that extensions and alterations to dwellings must not be negatively impactful to the amenity of neighbouring properties nor future occupiers of the existing property, whilst HOU12 of the SADPD outlining the following amenities as those which must be protected; privacy; sunlight; overbearingness; environmental disturbance or pollution; traffic generation, access, and parking.

Policy HOU13 of the SADPD outlines residential standards, giving guidance for separation distances for development.

The proposed changes would have a minimal impact to neighbouring amenity. The flues would protrude from the roof plane by approximately 300mm and will be positioned on the inner front elevations. They would not extend higher than the roof ridge and therefore would not be visible

from public vantage points or neighbouring properties. Given their low height and slim profile, there are no anticipated concerns regarding overbearingness or loss of light.

The additional glazing to the kitchen and bathroom windows positioned on the inner front elevations are unlikely to result in a loss of privacy given that the position, sizes, and scales of the windows would not be changed. Furthermore, only the windows on the inner elevations would be impacted. As such, there are no anticipated concerns to loss of amenity to neighbours outside of this property.

Air Quality

Policy SE12 of the Local Plan and ENV12 of the SADPD states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 186 of the NPPF and the Government's Air Quality Strategy.

The addition of flues following the replacement of boilers is likely to impact immediate air quality. However, given the very modest scale, there would be no need for an air quality impact assessment. To mitigate impact on air quality, it will be conditioned for the developer to submit information confirming that the gas-fired boilers would be of certain specification. Following this, it is deemed that the proposal would not cause significant harm to air quality and would be acceptable.

Other Matters

Policy HOU12 of the SADPD cites parking as a consideration afforded protection from development, whilst Policy INF3 of the SADPD and Appendix C of the CELPS outline the standards for parking provisions. However, considering that the property does not benefit from available parking, and the proposal would not impact on parking provision or highway safety, further consideration would not be required.

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

CONCLUSIONS AND RECOMMENDATION

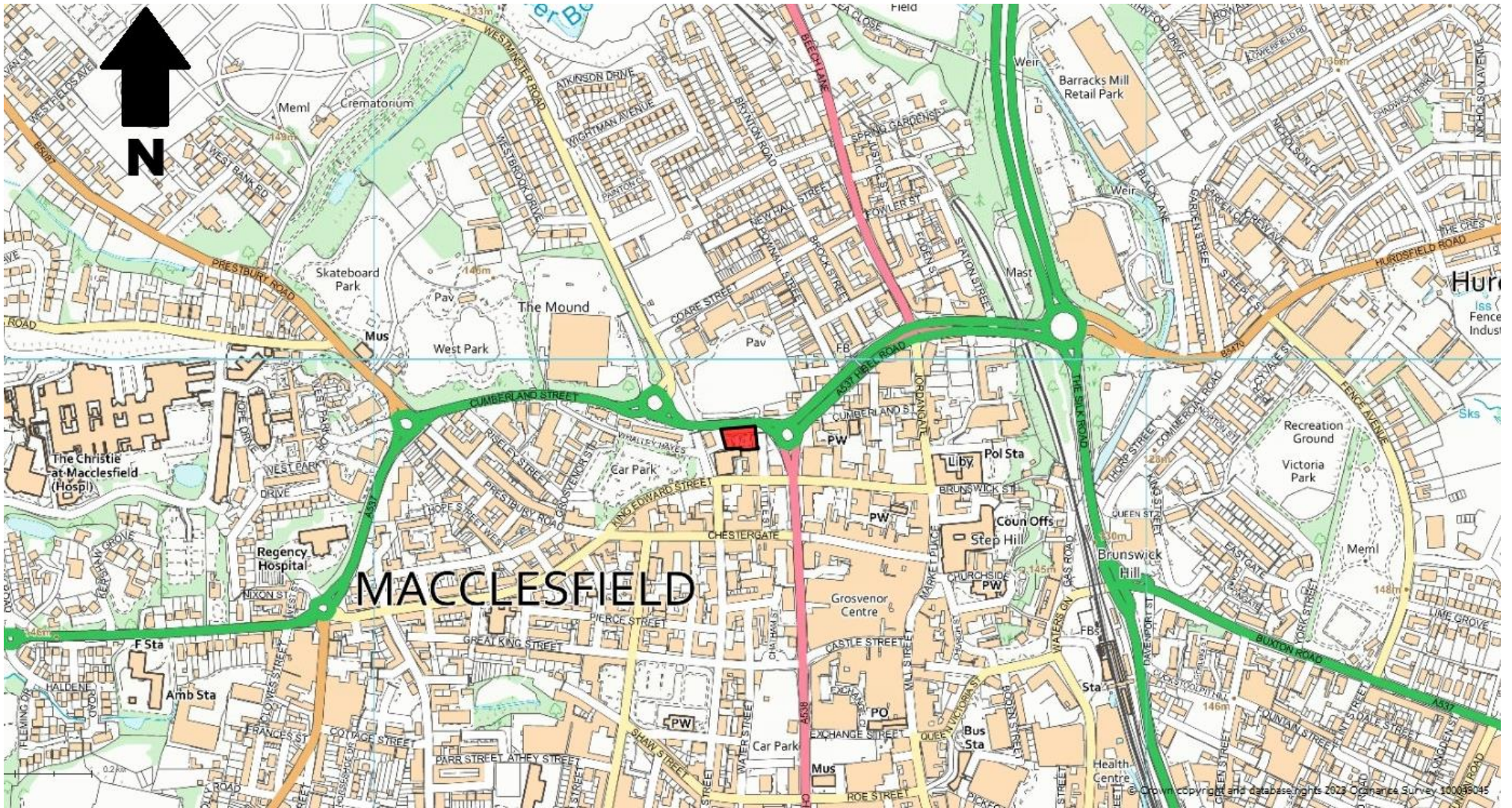
The proposed scheme to implement flues following replacement of existing boilers and to add additional secondary glazing to the bathroom and kitchen windows to the Grade II Listed Building is acceptable. The proposed changes would have a neutral affect on the listed building and would have a minimal impact on the design and character of the building and surrounding area, and to neighbouring amenity. As such, the application is recommended for approval subject to the following conditions.

RECOMMENDATION

APPROVE subject to the following conditions:

1. Accordance with approve plans
2. Materials as per application
3. Air quality – specification of ultra-low emission boilers to be submitted

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.



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