

Application No: 13/2559M
Location: THE TOWERS, PARK STREET, MACCLESFIELD, CHESHIRE
Proposal: PROPOSED DEMOLITION OF THE EXISTING TOWERS BLOCK.
Applicant: WELBECK LAND
Expiry Date: 15-Aug-2013

DATE REPORT PREPARED - 07.11.2013

SUMMARY RECOMMENDATION APPROVE SUBJECT TO CONDITIONS

MAIN ISSUES:

- Contribution of the existing building to the character of the conservation areas and the impact of its loss.

DESCRIPTION OF SITE AND CONTEXT

The site is located between Park Street, Park Green and Parsonage Street on the edge of Macclesfield Town Centre within the Park Green Conservation Area and across the road from the boundary of the High Street Conservation Area.

The site currently comprises a five-storey, concrete slab, flat roof office building and associated car parking.

A full planning application has been submitted concurrently (13/2073M) for the erection of 14 No. residential properties.

RELEVANT PLANNING POLICIES

Macclesfield Borough Local Plan – saved policies

BE3 Conservation Areas
BE4 Conservation Areas (Consent for Demolition)

National Planning Policy Guidance

National Planning Policy

Other Material Considerations

Concurrent planning application 13/2073M

RELEVANT SITE HISTORY

The most recent applications on the site was the 12/0127M application, which was for a Mixed Use Development of Assisted Living Residential Apartments (61 No.) and a Café....Associated Landscaping and Servicing...Undercroft Parking Provided for Residents. The application was refused 16.11.2012, broadly due to detrimental impact on the Conservation Area and insufficient parking affecting highways safety. The corresponding Conservation Area Consent application (12/0242M) was also refused as there was no agreeable scheme approved.

CONSULTATIONS

Heritage & Design: Conservation/Listed Building & Design

No objection, subject to conditions

PUBLICITY

The application was advertised in the Macclesfield Express and a site notice was displayed near the site.

REPRESENTATIONS

None received in respect of the Conservation Area Consent application.

APPLICANT'S SUBMISSION

A 'Design & Access and Heritage Statement' has been submitted with the application, details of which can be read on file.

DETAILS OF PROPOSAL

The application seeks to demolish the existing office building located on the site.

The parallel planning application (13/2073M) seeks to erect 14 No. residential properties.

KEY ISSUES

The key issues are: 1) whether the existing building has any historical or architectural merit; 2) whether the existing building makes any positive contribution to the character and appearance of the Conservation Area and 3) whether a suitable scheme for replacement has been submitted.

As noted above, the Conservation Officer has no objection to the principle of demolishing the office building that is currently on site. The building is considered not to have any historical or architectural merit. It is also considered that the building does not make a positive contribution to the Park Green Conservation Area.

The proposed parallel application (13/2073M) is considered to be acceptable and is recommended for approval. As such, the demolition of the existing building accords with policy BE4 and the site would not therefore be left vacant.

CONCLUSION/RECOMMENDATION

In summary, it is considered that the existing building does not have any significant historical or architectural merit and that its loss would not harm the character or appearance of the Park Green Conservation Area, nor the street-scene. A parallel application for development has been submitted (13/2073M) which is considered to be acceptable. A recommendation of approval is made, subject to the approval of the parallel application 13/2073M.

Application for Conservation Area Consent

RECOMMENDATION: Approve subject to following conditions

1. A03CA - Standard Time Limit
2. A02CA - Demolition as precursor of redevelopment

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