

Application No: 14/2478M

Location: PINewood HOTEL, 180, WILMSLOW ROAD, HANDFORTH, CHESHIRE, SK9 3LF

Proposal: Listed building consent for repairs and rebuilding part of chapel, replacement windows and doors, conversion to create 7no. apartments, two storey rear extension to create additional accommodation and removal of trees subject to TPO.

Applicant: Mr Atif Rulal

Expiry Date: 11-Jul-2014

**Date Report Prepared:** 17 October 2014

#### **SUMMARY RECOMMENDATION**

Approve subject to conditions

#### **MAIN ISSUES**

- Impact upon listed building

#### **REASON FOR REPORT**

The application has been called in to Committee by Cllr Burkhill for the following reason:

*The building is grade 2 listed and contains an old chapel with a baptismal pool and some stained glass windows. It is part of Handforth's heritage. The works listed are of concern due to the important artefacts within the building and TPO trees in the grounds which are proposed to be cut down. I would ask therefore that the committee decide the application after perhaps a site visit.*

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

The application site comprises a two / three-storey building, which was last used as staff accommodation ancillary to the adjacent hotel, and adjacent area of hardstanding last used for car parking. The building is Grade II listed and the trees to the north of the site and offsite to the south and east are protected by Tree Preservation Order. The site is located within a Predominantly Residential Area as identified in the Macclesfield Borough Local Plan.

#### **DETAILS OF PROPOSAL**

This application seeks Listed Building Consent to erect a two-storey rear extension and convert the building to provide 7no. apartments. An accompanying application for full planning permission (14/2475M) appears elsewhere on the agenda.

## **PLANNING HISTORY**

14/0738M - Proposed new site access with gate from Spath Lane – Approved 02.04.2014

## **POLICIES**

### **Macclesfield Borough Local Plan – Saved Policies**

BE18 Listed Building Consent

### **Other Material Considerations**

National Planning Policy Framework (2012)

Cheshire East Local Plan Strategy – Submission Version

## **CONSULTATIONS (External to Planning)**

None

## **VIEWS OF THE PARISH COUNCIL**

Handforth Parish Council – Support the development but express concern about the limited number of car parking spaces on the site.

## **OTHER REPRESENTATIONS**

None received

## **APPLICANT'S SUPPORTING INFORMATION**

A design and access statement and a heritage statement have been submitted with the application.

## **OFFICER APPRAISAL**

### **Listed Building**

The building was originally a Methodist chapel, two houses and a Sunday school. As noted above, the building was last used as ancillary staff accommodation to the adjacent hotel. The former Methodist chapel is at the northern end of the building and the tall, narrow lancet windows evidence this previous ecclesiastical use. The central section comprises two former cottages with traditional sash windows and stone steps to the front elevation. The southern most section is perhaps the least sensitive, comprises similar proportions to the Methodist chapel but with traditional sash windows and semi-circular headed window to the gable.

The rear of the property has clearly been added to over the years and presents an ad hoc arrangement to the existing car park. It is to the rear where the main alterations are made and is where the proposed extension will be sited. All the existing single-storey elements will

be removed and replaced with the proposed two-storey rear extension. The gabled appearance of the extension, and the use of white washed brickwork and slate, is in keeping with the existing building, and the removal of the single-storey elements raises no significant heritage concerns. The setting of the building largely remains as existing (car parking) with some alterations to the landscaping.

Some parts of the structure do require rebuilding, the most significant area being on the east elevation at the southern end of the building due to the movement of the building has gone too far for any rectification work to satisfactorily stabilise the wall. Similarly the south elevation of the chapel section at the northern end of the building leans out significantly, and given that the wall is required to support new loads from the extension it has been recommended that this section of wall is also rebuilt. Comments from the Council's structural engineer are awaited.

Internally, the room layout remains substantially as existing. The mezzanine floor created in the chapel is set back away from external walls, which ensures the existing lancet windows are not affected.

The conservation officer has commented on the proposal and raises no issues with regard to the extension or conversion. The key aspect of the proposal relates to the windows, many of which are boarded up at present. It will be important to understand the condition of the windows once the boarding is removed and whether repair is possible or if replacements are necessary. A condition requiring further details of the existing and proposed windows is therefore recommended.

The proposal is therefore not considered to harm the significance of the heritage asset and therefore complies with policy BE18 of the Local Plan, and the National Planning Policy Framework.

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

The existing building is Grade II listed and whilst some localised rebuilding will be required, the proposed conversion and extension is not considered to harm the significance of this heritage asset. Therefore, subject to the receipt of comments from the Council's Structural Engineer a recommendation of approval is made subject to conditions.

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 Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Application for Listed Building Consent

**RECOMMENDATION:** Approve subject to following conditions

1. A07LB - Standard Time Limit
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A10EX - Rainwater goods
5. A18EX - Specification of window design / style
6. A20EX - Submission of details of windows
7. A21EX - Roof lights set flush
8. A22EX - Roofing material
9. Schedule of existing and proposed windows to be submitted detailing the condition of existing windows and identifying those which can be reused and those which require replacement.



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