

Application No: 14/5065M

Location: CLARENCE MILL, CLARENCE MILL, CLARENCE ROAD,
BOLLINGTON, MACCLESFIELD, CHESHIRE, SK105JZ

Proposal: Application for full planning permission and Listed Building Consent for the change of use of part of the first floor from B2 to 19 apartments.

Applicant: Clarence Mill Ltd

Expiry Date: 26-Jan-2015

REASON FOR REPORT:

The parallel application for full planning is also being considered on this agenda.

CONCLUSION:

The application is for the change of use of the first floor of Clarence Mill, a Grade II Listed building located in a Conservation Area from B2 (general industrial) to 19 apartments, together with a number of internal and relatively minor external alterations. Listed building consent was granted for an almost identical scheme in 2014 under application 14/2035M.

It is considered that the impact of the proposal on the architectural and historic integrity of the listed building is acceptable. No objections have been raised by the Council's Conservation Officer.

SUMMARY RECOMMENDATION:

Approve subject to conditions

PROPOSAL:

Listed building consent is sought for the change of use of part of the first floor of Clarence Mill from B2 (general industrial) to 19 apartments, together with a number of relatively minor external alterations and internal alterations. A parallel application for full planning permission is also being considered on this agenda (14/5063M).

SITE DESCRIPTION:

Clarence Mill is a Grade II Listed building located adjacent to the canal, within a Conservation Area. It is a five storey building. The lower and ground floor are currently in commercial use with the upper two floors in use as residential apartments. Vehicular access to the site is via Clarence Road to the south. Access to the commercial premises is either taken from a narrow strip on the canal frontage or from the mill yard to the rear. Parking for the commercial uses and for existing residents is found either in the rear yard or in a three storey car park structure to the rear of the mill.

RELEVANT HISTORY:

The site has an extensive planning history, the most relevant of which is detailed below.

14/5063M – Full planning for the change of use of part of the first floor from B2 to 19 apartments. Currently under consideration.

14/2116M - Application for removal or variation of conditions on 10/3535M – declared invalid Sep 2014.

14/2035M - Listed Building Consent for change of use – approved July 2014.

10/3535M – Change of use of part of first floor of mill building from Class B2 industrial to residential use comprising 19 apartments; alterations to exterior. Refused and allowed at appeal July 2011.

10/3536M - CHANGE OF USE OF PART BUILDING FROM B2 INDUSTRIAL USE TO 19 RESIDENTIAL APARTMENTS (LBC) – approved January 2011.

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

14 – presumption in favour of sustainable development

56 to 68 – requiring good design

126 to 141 – conserving and enhancing the historic environment

Development Plan:

The Development Plan for this area is the 2004 Macclesfield Local Plan, which allocates the site as a mixed use area, within a Conservation Area.

The relevant Saved Policies are: -

BE1 – Design

BE2 – Historic Fabric

BE15- Repair and enhancement of Listed Buildings

BE18 – Listed Building Consent

BE19- Change of Use of Listed Buildings

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

As the examination of this plan has now been suspended, its policies carry limited weight.

The following are considered relevant material considerations as indications of the emerging strategy:

MP1 – presumption in favour of sustainable development

SD1 – sustainable development in Cheshire East

SD2 – sustainable development principles

SE1 – design

SE7 – the historic environment

CONSULTATIONS:

English Heritage: recommend that the application be determined in accordance with national and local policy guidance, and on the basis of the Council's expert conservation advice.

TOWN/PARISH COUNCIL:

Bollington Town Council: comments awaited.

REPRESENTATIONS:

Neighbour notification letters were sent to all adjoining occupants and site notices erected.

To date, no representations have been received.

APPRAISAL:

The key issues are:

- Impact of the proposal on the architectural and historic integrity of the listed building

Principle of the development

The principle of the change of use and resultant alteration of the listed building for housing has previously been accepted by the Council when granting previous listed building consents (10/3536M & 14/2035M). Whilst the alterations to the listed building proposed by this application differs slightly from those consents, subject to compliance with the relevant policies relating to listed buildings, there is no objection in principle to further alteration.

Impact on the listed building

The proposal is an almost identical scheme to that granted listed building consent under application reference 14/2035M. That consent remains extant until July 2017. The applicants state that this listed building consent application has been submitted to ensure conformity due to the fact that minor alterations are proposed to the planning permission that has recently expired.

The Council's Conservation Officer has been consulted on the application and raises no objections to the proposal. It is considered that the impact of the proposal on the architectural and historic integrity of the listed building is acceptable.

RECOMMENDATION

Approve subject to conditions.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

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. Masonry materials to match existing
4. Details of windows (which shall be timber), louvre and extract hood to be submitted and approved in writing by lpa

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