

Application No: 15/3473M

Location: 180A, WILMSLOW ROAD, HANDFORTH, SK9 3LF

Proposal: Listed Building Consent for conversion to create 12 No. apartments, the erection of a two storey rear extension, repairs and rebuilding part of the chapel, change of use of part of adjacent domestic garden to car park, replacement windows and doors along with the removal of listed trees following the withdrawal of previous planning application 15/1865M

Applicant: Mr A Harrison

Expiry Date: 28-Oct-2015

DATE: 23rd September 2015

SUMMARY

The existing building is Grade II Listed and whilst some localised rebuilding will be required, the proposed conversion and extension is considered not to harm the significance of this heritage asset.

The proposal accords with all relevant Development Plan policies and is deemed to be a sustainable form of development.

Subject to the receipt of outstanding consultation comments, a recommendation of approval is made subject to conditions.

RECOMMENDATION: Approve, subject to conditions and outstanding consultations.

REASON FOR REPORT

The application is for Listed Building Consent and is submitted alongside the Full Planning Application (15/3472M), which is for 12 residential units, which is also on the agenda.

DETAILS OF PROPOSAL

The application seeks Listed Building Consent for “*conversion to create 12 No. apartments, the erection of a two storey rear extension, repairs and rebuilding part of the chapel, change of use of part of adjacent domestic garden to car park, replacement windows and doors along*”

with the removal of listed trees following the withdrawal of previous planning application 15/1865M.”

DESCRIPTION OF SITE & CONTEXT

The application site comprises a two/three-storey Grade II Listed Building, which was last used as staff accommodation ancillary to the adjacent Pinewood Hotel. There is an adjacent area of hardstanding, last used for car parking in association with the building. There are a number of trees within/around the site, some of which are protected by a Tree Preservation Order (it is noted that some have been removed with permission in accordance with the previous planning approval). The site is located very close to Handforth district centre with excellent access to all the associated shops, facilities, services and public transport links. The site is located within a Predominantly Residential Area, as defined in the Macclesfield Borough Local Plan.

The planning history also shows that Listed Building Consent and Planning Permission have been granted recently (by committee) for conversion, extension, alterations etc. of the building to 7 No. residential units.

RELEVANT HISTORY

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|----------|---|
| 15/1866M | Listed Building Consent. Conversion to create of 12no. apartments; the erection of a two storey rear extension; repairs and rebuilding part of chapel; replacement windows and doors and removal of listed trees. Withdrawn, 23/06/2015 |
| 15/1865M | Full Planning. Conversion to create of 12no. apartments; the erection of a two storey rear extension; repairs and rebuilding part of chapel; replacement windows and doors and removal of listed trees. Withdrawn, 23/06/2015 |
| 14/2478M | 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. Approved, 03/11/2014 |
| 14/2475M | Full Planning. 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 listed trees. Approved, 28/04/2015 (with a s106 Agreement) |
| 14/0738M | Proposed new site access with gate from Spath Lane. Approved 02.04.2014 |

NATIONAL & LOCAL POLICY

By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This is repeated in the NPPF (para 2).

The Development Plan for Cheshire East currently comprises the saved policies from the Congleton Borough (January 2005), Crewe and Nantwich (February 2005) and Macclesfield Local Plans (January 2004).

National Policy/Guidance

National Planning Policy Framework (NPPF)

The NPPF states that

The purpose of the planning system is to contribute to the achievement of sustainable development. (para 6)

And, at the heart of the NPPF

...is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. (para 14)

For decision-taking this means

...approving development proposals that accord with the development plan without delay...and

where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- a) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or*
- b) specific policies in the Framework indicate development should be restricted.*

Sustainable development includes economic, social and environmental roles (para 7)

The section of the NPPF of particular relevance to the appraisal and determination of the application is:-

- Part 12 - Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

The NPPG came into force on 6th March 2014, replacing a range of National Planning Policy Guidance Notes and complementing the NPPF.

Local Policy - Development Plan

Macclesfield Borough Local Plan – saved policies (MBLP)

Since publication of the NPPF the saved policies within the Macclesfield Borough Council Local Plan are still applicable but should be weighted according to their degree of consistency

with the NPPF. The saved Local Plan policies considered to be most relevant are outlined below:

- BE1 (Design guidance)
- BE2 (Historic fabric)
- BE15 (Buildings of Architectural and historic importance)
- BE16 (Impact on the setting of a Listed Building)
- BE18 (Listed Building Consent)

Cheshire East Local Plan Strategy – Submission Version (CELP)

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

- IMP1 (Presumption in favour of sustainable development)
- PG6 (Spatial distribution of development)
- SD1 (Sustainable development in Cheshire East)
- SD2 (Sustainable development principles)
- SE 1 (Design)
- SE7 (Historic environment)

CONSULTATIONS

Heritage & Design – Conservation/Listed Buildings:

Comments not received as of 23.09.15. However, all the plans associated with work to the building are the same as the plans submitted with the recently withdrawn applications. The Conservation/Design Officer was satisfied with the plans at that point. Hence, it is not anticipated that any objections will be raised by the Conservation/Design Officer. Comments will be provided in the Committee up-date accordingly.

REPRESENTATIONS

None received as of 23.09.2015 – Last Date For Comments was 18.09.2015

VIEWS OF PARISH/TOWN COUNCIL

Handforth Parish Council:

Opposed the Full Planning application (considering the proposal to be overdevelopment of the plot and insufficient parking provision) but they have not commented on this application.

APPLICANT'S SUPPORTING INFORMATION

The applicant has submitted the following additional information in support of the application, details of which can be read on file:

- Heritage Statement

- Building Survey Report

OFFICER APPRAISAL

Key Issues

- Principle of the development
- Design/impact on the Listed Building
- Sustainability
- Planning balance

ENVIRONMENTAL SUSTAINABILITY

Principle of the development

The principle of the proposed development is acceptable. Indeed, the principle has already been accepted (approval of application 14/2478M).

Design/impact on the area, street-scene and the setting of the Listed Building

The proposed consists of converting the existing Grade II Listed Building building to 12 No. apartments, 9. No. of which have 2 No. bedrooms and 3 No. have 1 No. bedroom. The proposal also includes alterations to parts of the building and the erection of a rear extension. Parking is provided on site in accordance with the emerging standards in the Local Plan Strategy – it is noted that the applicant is now able to offer the required level of on-site parking due to having acquired an area of the domestic garden of the neighbouring property, 2 Plumley Road. Provision is provided within the site for refuse storage. (It is noted that a revised plan has been received which includes space for recycling bins as well as bins for everyday waste).

The main differences between the current proposal and that already approved (14/2478M) are: 1) 12 No. units rather than 7 No.; 2) additional parking area to accommodate the requisite number of parking spaces; 3) the changes to the outside of the building are mainly a) rear extension approx. 0.5m deeper, b) dormer and 3 no. sky-lights inserted in the roof of the rear extension, c) some minor fenestration changes on the rear elevation. These differences are considered not to result in a building that is significantly different than that already approved. As such, the design of the proposed development is considered to be acceptable and to have an acceptable impact on the Listed Building. The proposed accords with policies BE1, BE2, BE15, BE16, BE18 of the Local Plan.

SOCIAL SUSTAINABILITY

The works to the Listed Building will result in the building being brought back into use for residential purposes (a much needed contribution to the housing needs of the Borough) and will secure the longevity of the heritage asset.

ECONOMIC SUSTAINABILITY

The development will provide economic benefits in respect of a) employment during the construction phase, b) use of local services by employees during the construction phase and c) future incumbents of the apartments will contribute to the local economy as a result of using the services and facilities in the area.

PLANNING BALANCE, CONCLUSION & RECOMMENDATION

The existing building is Grade II Listed and whilst some localised rebuilding will be required, the proposed conversion and extension is considered not to harm the significance of this heritage asset. The proposal accords with all relevant Development Plan policies and is deemed to be a sustainable form of development. As such, in accordance with para 14 of the NPPF, the proposal should be approved without delay. Therefore, subject to the receipt of outstanding consultation comments, 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 Planning & Enforcement 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. A03FP - Commencement of development (3 years)
3. A02EX - Submission of samples of building materials
4. A10EX - Rainwater goods - material and colour to be specified
5. A12EX - Fenestration to be set behind reveals as specified
6. A18EX - Specification of window design / style - fabricated in timber & painted or opaque stained
7. A21EX - Roof lights set flush
8. A22EX - The windows shall be installed in accordance with the details submitted (1386/D/001 Rev A)
9. A23EX - Roof ridges - to be finished as specified
10. Works to be carried out in total accordance with the submitted acoustic report

