



Lower Chesham Hall, Chesham Crescent, Bury, BL9 6BX.

Proposed residential development for 3 no. dwellings with associated access, car parking and landscaping works to allow cross-funding renovation and repair of Lower Chesham Hall.

Supporting Planning Statement.

On behalf of Mr G Harwood.

June 2020.

SEYMOUR
PLANNING

T: 07807 136 972 | **E:** jim.seymour@seymourplanning.com

Seymour Planning Limited is a limited company registered in England and Wales. Registration number: 10657391. Registered office: 27 Central Drive, Romiley, Stockport, Cheshire. SK6 4PE.

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Appendices:

SP Appendix 1: Historic England Letter 12/2/19.

SP Appendix 1: Historic England Advice Letter 12/2/19.

SP Appendix 1: Historic England Advice Letter 11/11/19.

1. Introduction.

1.1 This Planning Statement has been prepared by Seymour Planning (SP) Ltd on behalf of the site owner/applicant Mr G Harwood in support of his planning application for the proposed residential redevelopment of the site for 3 no. dwellings with associated access, car parking and landscaping works to allow the cross-funding renovation and repair of Lower Chesham Hall.

1.2 Chesham Hall is a Grade II* listed building. The Hall is currently on the Historic England Heritage at Risk Register. The proposal comprises the residential redevelopment of part of the south eastern section of Chesham Hall grounds. The resultant development is intended to release funds to facilitate the cross-funding repair and renovation of Chesham Hall which is currently in drastic need of repair.

1.3 The purpose of this Planning Statement is to examine the main planning issues relating to the development proposed. This Planning Statement is informed by and should be read in conjunction with the following plans and supporting documents:

- Existing and Proposed Plans (produced by Cartwright and Gross Architects)
- Architectural Design and Access Statement (produced by Cartwright and Gross Architects)
- Heritage Statement (produced by Kathryn Sather Associates)
- Topographical survey of Chesham Hall (produced by Red Box Surveys)
- Building Survey Report and Repair Statement and Drawings (produced by Kevin Neary Building Surveyor)
- Arboricultural Report (produced by Murray Tree Consultancy)
- Phase 1 GeoEnvironmental Desk Study Report (produced by Earth Environmental & Geotechnical)
- Draft S106 Heads of Terms

1.4 This Planning Statement demonstrates why the proposal accords with national and local planning policy. It explains why the proposal constitutes sustainable development. It justifies why planning permission should be granted.

2. Site location and analysis.

2.1 The Lower Chesham Hall is a Grade II* listed building. It is a building of historical and architectural significance however it is in poor condition and in need of renovation to ensure its upkeep and maintenance into the future.

2.2 Lower Chesham Hall is set within a wider 0.28 hectare site. The building dates back to circa 1713. It is a large stone building with distinctive stone mullion window detailing and stone flag roof.

2.3 The official Historic England Listing description is as follows:

SD 81 SW BELL LANE

6/26 Lower Chesham 26.5.76

- II*

Part of large house, built in 1713 (DIARY OF RICHARD KAY). In C17 style. Coursed squared store. 3 storeys. 2 windows (but top right-hand one absent): 4-light mullioned on ground floor, 3-light above; transversed except on top storey. Blocked doorway, to left with moulded architrave surround. 2 string courses and cornice. Stone slab roof; coped gables with ball finials at angles and apex. Interior said to include amongst features of note a fine staircase and decorated plaster ceiling. Mullioned stair window has leaded lights.

Listing NGR: SD8151111357

2.4 The site is accessed via a single access driveway from Chesham Crescent to the south. The long and unmade drive runs to the Hall which is situated in the north western corner of the wider site. The remainder of the wider site lies to the south and east and currently comprises a rectangular area of grassland. The grassed area contains a number of trees some of which are subject to Tree Preservation Order.

2.5 The site is adjoined and well enclosed to all sides by existing development. To the south lie a row of terraced cottages fronting onto Bell Lane. To the east lie residential properties on Brighton Street. To the north lies an individual residential property followed by further dwellings on Percy Street. Attached to the west

elevation of the Hall and wrapping around the Chesham Crescent frontage lies a large residential care home (Brookdale Care Home).



Figure 1: Site location.

2.6 The site lies within a sustainable/accessible location close to a wide range of services and facilities within an existing residential area.

2.7 The site is not in a conservation area.

2.8 There are no public rights of way that cross site.

2.9 The site is designated as lying within land covered by Flood Zone 1 status according to the Environment Agency (EA) Flood Map.

3. Planning History.

3.1 The application site has the following previous planning history:

46246: OUTLINE APPLICATION FOR ERECTION OF 4 DETACHED DWELLINGS. Refused 11/7/06.

50028: CONSTRUCTION OF FOUR TERRACED HOUSES ON PART OF THE GARDEN OF THE OLD HALL, CHESHAM CRESCENT, BURY. Refused 3/10/08.

50029: LISTED BUILDING CONSENT: REPAIR AND REFURBISHMENT WORKS ARE REQUIRED IN ORDER TO REMOVE THE PROPERTY FROM THE 'AT RISK REGISTER'. Granted subject to conditions 3/10/08.

51605: ERECTION OF THREE TERRACED DWELLINGS. Refused 2/10/09.

4. Pre-application advice.

- 4.1 Prior to submission of this planning application the project team engaged with the Local Planning Authority (LPA) and Historic England through formal pre-application submission (ref: 02221E) in accordance with advice within the National Planning Policy Framework (paragraphs 39 – 46).
- 4.2 An initial formal pre-application advice submission was made to the LPA on 19th October 2018. It raised the question of the potential for a cross funding development to help renovate the Hall. An initial feasibility scheme was presented which showed a concept layout plan with a 4 no. plot residential scheme and associated car parking within the southern section of the grounds of the Hall.
- 4.3 A meeting was held with the LPA on 17/1/19 where the scheme was discussed with officers. Initial feedback was positive in terms of the overall potential and benefits a cross funding proposal could offer for the Hall given its “at risk” status. Initial concerns about the scale of the development and justification for were provided. In addition, advice was given to involve Historic England at an early stage.
- 4.4 Contact with Historic England (HE) was made. On the 12/2/19 Historic England wrote to Seymour Planning to confirm that the proposals for Lower Chesham Hall met the HE criteria for engagement and provision of their Extend Pre-application Advice Service because the building is on the Heritage at Risk Register (see SP appendix 1.)
- 4.5 On the 12/2/19 HE also issued their initial comments to the application submitted at pre application stage (see SP appendix 2.). The letter confirmed that cross-funding (as opposed to enabling development) was the correct route for the proposals at the Hall. In conclusion the letter also confirmed that there was scope to make a case to build housing in the grounds of the Hall to bring about the repair of the Hall itself. The letter outlined that the success of such a case would be

dependent on the level of information and justification produced to support such a planning application.

4.6 The scheme was developed further taking on board the comments of the LPA and HE and a revised package including an amended site plan, reduced house number (now 3 no. units) and enhanced Heritage Significance Statement was sent to both parties.

4.7 On the 30/10/19 a second pre application meeting was held with the LPA and a representative of HE (Ross Brazier). The revised information and proposals were considered by all parties as part of a productive meeting.

4.8 On the 11/11/19 LPA Case Officer Mark Kilby issued the Councils formal advice letter. The letter identified general support for the revised proposals, outlined the relevant matters for consideration, set out validation requirements and identified the need for a Section 106 agreement to control the phased restoration of the works to the Hall whilst construction of the new dwellings takes place.

4.9 On the 4/12/19 HE case officer Ross Brazier issued HE's formal advice letter (see SP appendix 3). The letter set out the support in principle for the proposal, the need for a full understanding of the repair works necessary to renovate the hall to a viable residence and reiterated the requirements for a Section 106 agreement to control the phased restoration of the works to the Hall whilst construction of the new dwellings takes place.

4.10 This planning application has therefore evolved over a significant time period taking on board the advice of the LPA and HE to arrive at these final design solutions and proposal. This chapter therefore clearly identifies a willingness to fully engage with the LPA/HE at pre-application stage in an attempt to front-load the planning process in accordance with national planning advice.

5. The Proposal.

- 5.1 This full planning application is submitted on behalf of Mr G Harwood. It seeks planning permission for the proposed residential redevelopment of the site for 3 no. dwellings with associated access, car parking and landscaping works to allow the cross-funding renovation and repair of Lower Chesham Hall. Lower Chesham Hall is on the HE Heritage at Risk Register and is therefore in need of drastic repair.
- 5.2 The proposal seeks a solution to the sites “at risk” status using a proposed cross funding development in accordance with advice received from the LPA and HE.
- 5.3 The proposed new build development is concentrated towards the south eastern corner of the site. The area of site chosen is based on the findings of the heritage significance work undertaken as the area where harm to the Hall would be minimised i.e. the least sensitive as set out in the associated Heritage Statement prepared by Kathryn Sather Associates.
- 5.4 Further justification for the siting, scale and design of the units is fully explained within the associated Architectural Design and Access Statement prepared by Cartwright and Gross Architects.
- 5.5 In summary the proposal comprises a short and staggered terrace of 3 no. dwellings, served by a communal parking area and set within landscaped gardens fronting onto the wider grounds of the Hall. Access would be provided by the existing gated driveway with a link to the car park provided close to the entrance.
- 5.6 Each property would have adequate amenity space to the front and rear set within landscaped grounds.
- 5.7 The layout would provide adequate refuse storage space and cycle storage for the development.



Figure 2: Proposed site layout for new dwellings.

5.8 The dwellings would be two storeys in height with accommodation within the roof space and utilise a contemporary overall design whilst incorporating the use of traditional materials including a mixed grey brick, stone detailing, aluminium windows and zinc (or similar) roofing. Each property would provide identical good-sized accommodation comprising open plan ground floor living/dining/Kitchen space and 3 no. bedrooms on the upper floors.

5.9 A tree survey has been completed which identifies that the majority of trees would remain onsite unaffected by the proposals. The proposal offers the opportunity for further landscaping and tree planting to mitigate for the impacts identified.

5.10 A Buildings Survey Report and Repair Statement accompanies the application. It identifies the current condition of the building and the necessary works required to restore the Hall to a viable residence.



Figure 3: Front elevation of the proposed new dwellings.

6. Local Planning Policy.

6.1 Legal Context.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The statutory Development Plan in this instance comprises policies set out in:

- **Bury Unitary Development Plan (BUDP)** and its policies which has been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 alongside the **BUDP Proposals Map**.
- **Greater Manchester Joint Waste Development Plan Document** - sets out a waste planning strategy to 2027 which enables the adequate provision of waste management facilities in appropriate locations for municipal, commercial and industrial, construction and demolition and hazardous wastes (adopted April 2012).
- **Greater Manchester Joint Minerals Plan** - sets out a planning policy framework to inform minerals developments and associated infrastructure up to 2028, whilst protecting the environment and communities from adverse impacts (adopted April 2013).

As the BUDP was adopted prior to the publication of the National Planning Policy Framework (NPPF) the weight to be attached to Development Plan policies should be judged against whether they accord with the NPPF and the National Planning Practice Guidance (NPPG).

6.2 Saved policies of the BUDP Review.

The site is allocated as lying within an unallocated urban area on the saved BUDP proposals map.

Relevant policies are:

EN1 - Built Environment
EN1/1 - Visual Amenity
EN1/2 - Townscape and Built Design
EN1/3 - Landscaping Provision
EN2/3 - Listed Buildings
EN7 - Pollution Control
H1 - Housing Land Provision
H1/2 - Further Housing Development
H2 - Housing Environment and Design
H2/1 - The Form of New Residential Development
H2/2 - The Layout of New Residential Development
H2/6 - Garden and Backland Development
H4 - Housing Need
HT2/4 - Car Parking and New Development
EN8 - Woodland and Trees

6.3 Supplementary Planning Guidance.

Supplementary Planning Guidance (Saved SPG's and SPD's) does not form part of the Statutory Development Plan nevertheless it does provide non-statutory Council approved guidance that supports the adopted CS and saved SUDP Review policies and is a material consideration when determining planning applications.

The following supplementary guidance documents are relevant:

- Supplementary Planning Document 6: Alterations & Extensions
- SPD 11: Parking Standards in Bury.
- SPD 16: Design and Layout of New Development in Bury.

7. National Planning Policy.

Background.

7.1 The National Planning Policy Framework (NPPF) was republished in February 2019. The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision for sustainable development which should be interpreted and applied in determining planning applications.

7.2 In addition, the Government published its National Planning Practice Guidance (PPG) in March 2014. The web-based resource pools together a series of planning guidance documents into a new format. It is intended to be used to assist in the interpretation and execution of the NPPF. It is also therefore a material consideration in the determination of this application.

National Planning Policy Framework (NPPF).

7.3 Relevant points which positively relate to the proposed development are outlined as follows:

- Paragraph 7 outlines the purpose of the planning system is to contribute to the achievement of sustainable development.
- Paragraph 8 specifies that there are three objectives to sustainable development: economic, social and environmental.
- Paragraph 11 specifies that at the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and

- Where the development plan is out-of-date, granting permission unless:
 - The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
 - 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.
- Paragraph 59 states LPA's should support the Governments' objective of significantly boosting the supply of homes, that it is important that a sufficient amount and variety of land can come forward where needed and that the needs of groups with specific housing requirements are addressed.
- Paragraph 61 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- Paragraph 117 identifies that planning should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- Paragraph 124 specifies that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Paragraph 130 states that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

- Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- Paragraph 193 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- Paragraph 194 of the NPPF states that any harm to the significance of a heritage asset should require clear and convincing justification. Substantial harm to grade II* listed buildings should be wholly exceptional.
- Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to a designated heritage asset this harm should be weighed against the public benefits of the proposal including wear appropriate, securing its optimum viable use.

8. Planning analysis.

Analysis.

7.1 The main planning issues for consideration are:

- Principle of Development.
- Heritage.
- Residential Design, Layout and Amenity.
- Highways and parking.
- Trees and environmental considerations.
- Sustainable development.

Principle of Development.

8.1 The site lies within an unallocated urban area as identified in the BUDP. The development site also lies within the curtilage of a Grade II* listed building.

8.2 In respect of the broadest land use planning principles the redevelopment of land within the urban area for residential purpose does not conflict with the development plan.

8.3 It is relevant to note that Bury does not have an up-to-date development plan or a demonstrable 5 year housing land supply (plus buffer). Paragraph 11 of the NPPF is therefore triggered. There is the resulting presumption in favour of new housing development unless assets of particular importance provide a clear reason for refusing development.

8.4 The Grade II* listed building is included as an asset of particular importance as defined in footnote 6 of the NPPF. The overriding consideration in respect of planning principle is therefore the appropriateness of the proposed development in respect of its impact on the listed building.

8.5 As identified through pre-application discussions the principle of new build development to cross fund the renovation/repair of Lower Chesham Hall is agreed

as an appropriate solution to the sites “at risk” status subject to that being at an appropriate scale and providing adequate justification and control of development.

8.6 In summary, subject to agreeing the detail of the development, there is no objection in principle from either the LPA or HE to a cross funding residential development proposal at this site.

Heritage.

8.7 The proposal has been the subject of significant pre-application discussions with the LPA and HE. The site has been fully assessed in respect of the significance of the heritage asset on site and the findings of this assessment are set out within the accompanying Heritage Statement in accordance with paragraph 189 of the NPPF. This significance assessment work has helped establish that the zone chosen for development will have the least impact on the heritage asset on site and has helped inform the design of the development itself in terms of scale, height and materials of construction.

8.8 Justification for the design of the proposal and its impact on the site’s heritage status are also fully set out in the supporting architectural Design and Access Statement. The development is carefully designed to follow the pre-application advice of the LPA and HE.

8.9 The fundamental objective of this proposal is to limit the harm of the proposed development on the heritage asset whilst retaining the ability to release the relevant cross funding to allow restoration of the Grade II* listed building and in doing so relinquish its current “at risk” status.

8.10 It is acknowledged by HE that the development will generate some harm to the setting of Lower Chesham Hall however their advice indicates this would be at a limited and acceptable level given the benefits offered to renovate this “at risk” building (see SP Appendix 3 – HE advice letter dated 11/11/19).

8.11 On this basis it is considered that the overall development would generate less than substantial harm to the heritage asset. Furthermore, the public benefit arising from the renovation of the Hall weighs heavily in favour of the proposal in accordance with paragraph 196 of the NPPF. The proposal would help secure the optimum viable use of the Hall i.e. its retention as a single functional residential property in a well-maintained state to ensure its longevity and continued significance in heritage terms.

8.12 The accompanying Buildings Survey Report and Repair Statement provides an accurate and up-to-date survey of the Halls current condition and the works necessary to bring the Hall up to the necessary standard as a viable residential property and reduce its “at risk” status to an appropriate level.

8.13 The applicant is in agreement that the works set out in the Buildings Survey Report and Repair Statement can be controlled via S106/planning condition to ensure they are undertaken on a phased basis in conjunction with the cross funding residential development applied for. The exact measures and triggers points for these works are to be agreed between the applicant and the LPA/HE. A S106 heads of terms is attached to identify this commitment by the applicant.

Residential Design, Layout and Amenity.

8.14 BUDP policies H2/1, H2/2, H2/6 and associated SPD guidance seek to ensure good quality residential development on urban land that provides a high level of amenity for its intended residents and does not impact negatively on adjoining land or residents.

8.15 The proposal new dwellings will have no negative impact on any adjoining land, buildings or neighbours. The dwellings would sit comfortably in position and scale in relation to the existing listed building on site. They will remain well separated from existing properties that adjoin the site. They will utilise a contemporary design and complimentary materials to remain in keeping with the existing listed building and wider surrounding area.

- 8.16 It should be noted that the proposal follows the advice of the NPPF efficiently using this site to provide new housing alongside the opportunity to reuse and retain the most historically significant elements of the site. It should be acknowledged that without the proposed new high-quality development renovation of the original building would be unviable and therefore unlikely to happen.
- 8.17 In general, it is considered that the proposal will result in an attractive and development and vastly improve the appearance of the site to its direct benefit and the wider surroundings.
- 8.18 The Councils SPD16 is a material consideration. It states that its overall purpose is to achieve high quality design taking into account character, townscape, public realm, movement and connectivity, environmental performance diversity, details and materials and maintenance.
- 8.19 The Councils SPD 6 is used as a guide to assess overlooking and privacy between developments.
- 8.20 The proposed development would help achieve all the above SPD objectives and the standard required separation distances for normal residential development. It would also provide good levels of residential amenity space for intended residents.
- 8.21 The proposal is considered to be in compliance with the relevant objectives of BUDP policies H2/1, H2/2, H2/6 and the associated SPD guidance. There are therefore not considered to be any residential layout or amenity reasons to resist the proposal.

Highways and parking.

8.22 Initially it should be noted that the site is in a highly accessible location close to local facilities/amenities and other forms of public transport. This will help discourage the use of the private motor vehicle and mean that prospective tenants realistically do not need a private motor vehicle for their everyday activities to reside at this site.

8.23 The proposal also provides adequate and safe vehicular access utilising the existing access point to serve a small communal car park which would provide 6 no. car parking spaces to serve residents set within the wider landscaped area of the development. The proposal complies with the Councils parking standards.

8.24 Safe and secure cycle parking could also be provided for the residential occupants within a secure and covered store at ground floor level to the rear of the dwellings.

8.25 Adequate refuse storage and servicing can also be provided with a dedicated refuse collection point identified on the proposed site plan.

8.26 The highways arrangements were considered by the LPA highways engineer as part of pre application discussions and the proposal adopts the advice provided in respect of access, parking and servicing.

8.27 The proposed development therefore presents no highway safety or technical highway issues for concern in accordance with relevant BUDP policy and SPD 11.

Trees and environmental considerations.

8.28 The proposal includes an arboricultural report which makes a full assessment of the proposed development on the trees on site some of which are subject to Tree Preservation Order. In summary the report identifies the development can

proceed without significant harm to trees and that there is adequate opportunity to mitigate for any loss within the replacement landscaping of the development. Tree removal is only identified where absolutely necessary to allow the development to proceed.

8.29 The application is supported by a Phase 1 GeoEnvironmental Study Report. The study concludes that risks from contamination and ground gas are low. There are therefore no immediate ground condition safety reasons to prohibit the residential development of the site as proposed.

8.30 The site is identified as lying within Flood Zone 1 on the Environment Agency Flood Map for Planning and therefore is at the lowest level of risk of flooding. Pre-application advice has confirmed that drainage matters can be resolved via planning condition.

8.31 There are therefore no arboriculture or other environmental reasons to prevent the development taking place and the proposal accords the requirements of policies EN7 and EN8 of the BUDP.

Sustainable Development.

8.32 Bury Council currently cannot demonstrate a 5 year housing land supply. Paragraph 11 of the NPPF is therefore engaged and development should be considered in terms of whether it represents sustainable development. As set out within the NPPF development should therefore be approved unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
- 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.

8.33 The proposal would generate some harm to the Grade II* listed building on site however the overall benefit the proposed cross funding development would create to protect Lower Chesham Hall provide sufficient justification to outweigh that limited harm.

8.34 The proposal would secure an efficient reuse of the existing site to provide additional residential units within a highly accessible location in accordance with the Councils priorities for housing development.

8.35 The proposal would retain the sites heritage significance and allow the renovation of a Grade II* listed building which can be secured via this planning application. The proposal therefore undoubtedly represents sustainable development.

9. Conclusion.

- 9.1 The application seeks planning permission for the proposed residential redevelopment of the site for 3 no. dwellings with associated access, car parking and landscaping works to allow the cross-funding renovation and repair of Lower Chesham Hall.
- 9.2 The proposal will result in a housing policy compliant high-quality form of development. The site is in an accessible location close to good connections with public transport, shops, services and amenities. The proposal will efficiently use the site to increase residential units in short supply in Bury. The new build element provides a contemporary addition in proportion to the original building on site and those around it utilising high quality design and appropriate materials. The proposal does not negatively impact on surrounding land, buildings or resident's amenity. Most importantly the proposal will safeguard the sites key heritage significance (Grade II* Listed Building) and allow a cross funding opportunity to renovate and bring back into optimum viable use Lower Chesham Hall in accordance with paragraph 196 of the NPPF.
- 9.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.
- 9.4 It is submitted that the individual merits of the proposal, in respect of compliance with local and national planning requirements, as set out within this statement, should be given full and significant weight in the determination and support of the application.
- 9.5 The NPPF seeks to achieve sustainable development and clearly defines that this should be the golden thread running through decision making. Paragraph 11 of the NPPF specifies there should be a presumption in favour of sustainable development.

9.6 This proposal is considered to accord with the main aims and objectives of the development plan and represent sustainable development. There are no economic, social or environmental negative impacts that result from the development. The proposal would therefore result in sustainable development in accordance with development plan and the NPPF.

9.7 It is therefore respectfully requested that the LPA grant planning permission for the development as proposed.

SP Appendix 1: Historic England Letter 12/2/19.



Historic England

NORTH WEST OFFICE

Mr Jim Seymour
Seymour Plannning Ltd
27 Central Drive
Romiley
Stockport
Cheshire
SK6 4PE

Direct Dial: 0161 242 1416

Our ref: PA00952020

12 February 2019

Dear Mr Seymour

Request for Pre-application Advice

OLD HALL, LOWER CHESHAM, BELL LANE, BURY

Thank you for contacting us on 30 January 2019 seeking our pre-application advice on your proposals for the above site.

We confirm that this request meets our statutory criteria for engagement and we would be pleased to provide advice. We offer a free cycle of Initial Pre-application advice in the first instance; following that, if further advice is required, we can offer our Extended Pre-application service, which is charged on a cost-recovery basis. Charging will only commence after a free cycle of advice and if the service is formally commissioned from us. Further information on our Pre-application service can be found on our website at www.HistoricEngland.org.uk/services-skills/our-planning-services/charter/Our-pre-application-advisory-service.

In some cases we will provide this Extended Pre-application service without making a charge for our involvement. Such an exemption from charges is possible where a heritage asset is on a published Heritage at Risk Register (either Historic England or local authority registers) and, in our judgement, the proposals address the conservation needs of the asset. We have assessed the above proposals as meeting the criteria for exemption and consequently we will not be making a charge for our involvement in Extended Pre-application advice on this case should it be required.

It may be appropriate to seek the advice of the local planning authority and/or the relevant amenity societies on your proposals.

I will be the lead specialist for your case and will be in touch shortly regarding your proposals. In the meantime, if you have any questions please do contact me.



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416
HistoricEngland.org.uk



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We respect your privacy and the use of your information. Please read our full privacy policy for more information
<https://www.historicengland.org.uk/terms/privacy-cookies/>



Historic England

NORTH WEST OFFICE

Yours sincerely

Marie Smallwood

Principal Inspector of Historic Buildings and Areas

E-mail: marie.smallwood@HistoricEngland.org.uk



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SP Appendix 2 : Historic England Advice Letter 12/2/19



Historic England

NORTH WEST OFFICE

Mr Jim Seymour
Seymour Plannning Ltd
27 Central Drive
Romiley
Stockport
Cheshire
SK6 4PE

Direct Dial: 0161 242 1416

Our ref: PA00952020

12 February 2019

Dear Mr Seymour

Pre-application Advice

OLD HALL, LOWER CHESHAM, BELL LANE, BURY

Thank you for sending through the information to support the proposals to develop in the grounds of Old Hall, Lower Chesham. We have reviewed the documents and have the following initial comments to make.

Advice

Old Hall, Lower Chesham is a characteristically Lancashire home built for a member of the lower gentry. Constructed of sandstone, which has oxidised to a dark colour, the buildings gabled elevations with mullion and transom windows are a prevalent style around the county. The interior of the building retains a number of good early features, the spat balusters on the upper floor, whilst other elements reflect changes of the years, including the fireplaces. Originally located in open countryside, as Bury became industrialised its setting become more built up, until it has been surrounding with all indications of the former open aspect lost.

The building is included on our heritage at risk register as suffering from slow decay, with no solution found. The current pre application proposals look to construct a number of dwellings in the grounds with the intention that the profits from their sale would fund the repair of Old Hall.

We welcome the development of a scheme with the intention of repairing the hall, as we share the desire of returning the building to a good condition with the positive outcome that it could be removed from our at risk register.

The construction of the proposed housing is described as cross funding, as opposed to the more technical and policy focused Enabling Development. We consider that cross funding is a more appropriate term for the proposals at Old Hall.



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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For a scheme to be considered to be Enabling Development, the principle of housing must be contrary to planning policy e.g. the land falling within the greenbelt. It is would then important that it is established through close scrutiny of costings that the number of houses proposed, are the minimum necessary to secure the repair of the asset.

At Old Hall it appears that housing in its grounds is not automatically against planning policy, as the site is located in a defined settlement, the proposals therefore does not meet the traditional Enabling Development criteria. Instead, we consider that the principle consideration for the current scheme is the potential impact of the housing on the setting of Old Hall, Chesham.

Whilst a thorough statement of significance has been produced for Old Hall itself, the document does not consider in any detail the contribution the halls setting makes to its significance. We recognise that the buildings setting is heavily altered, but it is necessary to understand the importance of the area which remains, as the current proposals would further reduce it. We would suggest that the significance statement reads expanding to better cover these considerations.

Until this information is provided it is not possible to give any further comment on the current proposals. If the area proposed for the housing is found to make a positive contribution to the significance of the asset, no housing maybe considered appropriate in that location; however if the lands contribution is low, three dwellings may happily be accommodated.

We would also suggest that the sensitivity of the area to be developed has an influence on how thorough a justification would be required for the housing. If the harm to the asset would be low, detailed financial figures may not be necessary, whilst if it is high, it would be appropriate for the Local Authority to review, in detail, the figures that show why the proposed number of houses is necessary to secure Old Hall's future.

In conclusion, there is scope to make a case for housing in the grounds to bring about the repair of Old Hall, however, a bit more information is required to support the proposals and allow considered judgements to be made. We would be happy to continue to discuss the scheme and suggest that once the significance statement is updated a meeting onsite would be a good next step.

Next Steps

Thank you for involving us at the pre-application stage. Your scheme would benefit from our continued engagement; if so, we would welcome the opportunity to continue discussions through our Extended Pre-application service, details of which can be found on our website at www.HistoricEngland.org.uk/EAS. If you would like to discuss this option further, please do contact me.



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Historic England

NORTH WEST OFFICE

Yours sincerely

Marie Smallwood
Principal Inspector of Historic Buildings and Areas
E-mail: marie.smallwood@HistoricEngland.org.uk

OLD HALL, LOWER CHESHAM, BELL LANE, BURY
Pre-application Advice

List of information on which the above advice is based

Statement of Significance
Existing site plan
Concept plan
Brief for Lower Chesham Hall
Proposed site plan
Schedule of works



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SP Appendix 3: Historic England Advice Letter 11/11/19.



Historic England

Mr Jim Seymour
Seymour Plannning Ltd
27 Central Drive
Romiley
Stockport
Cheshire
SK6 4PE

Direct Dial: 0161 2421417

Our ref: PA00952020

4 December 2019

Dear Mr Seymour

Request for Pre-application Advice

OLD HALL, LOWER CHESHAM, BELL LANE, BURY

Thank you for contacting us on regarding your proposals for the above site.

Advice

Lower Chesham Hall is an important survival of an early 18th Century house which retains elements of its original form and fabric. It illustrates well the homes of the gentry, or emerging middle class at this time. The house is associated with an important local landowner Richard Kay, whose family are notable locally as contributing to the development of the industrial revolution and particularly involved with the development and industry of Bury as a town. Lower Chesham Hall is listed grade II*.

Lower Chesham Hall is currently in a declining state of repair and is on our At Risk register.

The proposals seek to add three new dwelling houses within the grounds of the Hall. A well-considered heritage statement has been put together by the applicant in order to understand the significance of this designated heritage asset. Historic England accepts that the setting of this listed building is now confined to within its curtilage, due to developments around it. We would consider that the introduction of three new dwelling within the grounds of the hall would cause some level of harm to its significance through the development within its setting. We do however consider that the heritage befits from the proposals that would seek to enable the building to be put into an order that would make it a viable dwelling, have the potential to provide and clear and convincing justification for the proposals.

Historic England would have no objection to the removal and demolition of elements which do not contribute to the significance of the listed building such as the conservatory and garage extensions.



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In order to ensure the proposals including the commitment to undertake repairs are achievable, as part of the application, a better understanding of the condition of the building is required. The extent of works necessary to make the building a viable home also needs to be understood and agreed by all parties, as part of this process.

Recommendation

We would advise the Local Planning Authority to ensure appropriate legal agreements and conditions are placed upon any approval to ensure the necessary works to the listed building that are vital to the justification of the proposals are secured and enforceable.

Historic England would be minded to support such a scheme should the above advice be considered and appropriate safeguards made.

Thank you for involving us at the Pre-application stage. The above advice is the response that we would give if the same proposals were put forward unamended for statutory approval.

Yours sincerely

Ross Brazier

Inspector of Historic Buildings and Areas

E-mail: ross.brazier@HistoricEngland.org.uk

OLD HALL, LOWER CHESHAM, BELL LANE, BURY Request for Pre-application Advice

List of information on which the above advice is based

Proposed Plans

Heritage Statement October 2019



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