

DELEGATED REPORT

Report by Mark Kilby	Date of report: 21/12/2022	Ref: 68843/LBC
Registration: 04/10/2022	LDfC: 04/11/2022	Expiry Date: 29/11/2022
Site Visit: 29/10/2022	Site Notice: 29/10/2022	Press Date: 13/10/2022
Objections: 0	Con Area: N/A	Adv Type: ALB
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: LBAL

Proposal: Listed building consent for various internal and external changes for the maintenance of the Reservoir Pumping Station; including replacement roof, doors, windows, handrails and lighting features.

Location: Heaton Park Reservoir Pumping Station, Heywood Road, Prestwich, Manchester, M25 2RN

Description

The application site is the terminal building housing the pumping station for the Haweswater Aqueduct at Heaton Park reservoir. It was built in 1954-5 by the Manchester City Councils' Architect's Department and Chief Architect Leonard C Howitt for the Manchester Corporation Waterworks. The elevation facing Heywood Road incorporates a large relief by Mitzi Cunliffe, signed and dated 1955. The building is constructed from Yorkshire sandstone with Westmorland greenstone used for the relief by Cunliffe.

The carved relief is a highly stylised depiction of the bringing of water from Haweswater to Manchester with contemporary figures supporting the pipeline and a flat relief designed to be seen from below. It was designed to commemorate those who constructed it as well as the origin and course of the aqueduct. Beneath it five plaques tell the history of the Haweswater supply. The pumping station is reached via steps to either side behind short flanked walls topped with contemporary railings and pylon lights, and entered through five-part timber folding doors. The interior is fully preserved with original control system with cast iron valves and built-in electric fires with decorated grilles.

The bringing of water to Manchester from a new reservoir at Haweswater was a major undertaking which cost £14,000,000. The sectional relief plan and the mural inside the building were conceived as part of the original brief to give a 'monumental' character to the city's remarkable achievement. Included as a remarkable synthesis of architectural design and fine sculpture, with the dominance of the latter in this tiny building. The building materials and the reliefs are all symbolic of the achievement in bringing of water from the Lake District to Manchester. (Historic England)

It is proposed to:

- Replace the external handrails to fully match the existing.
- Clean, sand and prepare for repainting the external metal gates at pavement level.
- Existing flat roof to be replaced with a felt flat roof system. The existing original roof profile to be maintained.
- Clean and repaint existing external timber doors to the side entrances.
- Install 2 No. PIR emergency light fittings, one to either side of the timber doors.

- Replacement of five timber windows to the rear elevation with timber double glazed windows.
- Replacement of various non-historic/original 20th/21st century internal fixtures and fittings such as lighting, health and safety signs and a steel door.

It is not proposed to alter or remove any of the original fixtures, fittings or features.

It is not proposed to alter or remove any of the original valve or pump plant or its engineering infrastructure.

Relevant Planning History

None.

Publicity

Letter to nearby addresses dated 11/10/22, site notice on 29/10/22 and press notice on 13/10/22. No objections or comments received.

Statutory/Non-Statutory Consultations - None.

Pre-start Conditions - None.

Unitary Development Plan and Policies

EN2/3 Listed Buildings
NPPF National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which

could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Policies - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 199 of the National Planning Policy Framework (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 200 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 202 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

EN2/3 - Listed Buildings - The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

In considering applications for Listed Building Consent, the Council will have regard to the following criteria:

- the impact of the proposal on the historic fabric of the building;
- the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;
- the need to protect the setting of the Listed Building;

- the impact of associated ancillary facilities and infrastructure works.

Heritage Significance - It is considered the overall heritage significance of the building can be distilled down into social/communal value, historical value and architectural aesthetic value.

The main part of the buildings' heritage significance is the relief sculpture by Mitzi Cunliffe depicting the construction of the Haweswater Aqueduct and bringing the water from the Lake District to Manchester and its random coursed rusticated sandstone construction. The preserved interior of the terminal building and the socio/economic value of securing a reliable safe water supply to the city of Manchester.

It is considered the proposals would not have an unacceptable impact on the building that would lead to a loss of significance. Whilst the loss of the handrails and balustrades would equate to a loss of historic fabric they are not considered to represent the strongest heritage value contributing to the overall significance of the building. The windows to be replaced are not original and the other works would not represent a loss or alteration to the historic fabric of the building and in any event would be reversible.

In totality the proposals would represent less than substantial harm to the significance of the building and would be at the lower end of that spectrum of less than substantial harm. The minimal harm identified would be outweighed by the continuing maintenance and repair of the building in contributing to the continued safe supply of water to Greater Manchester.

The proposal would comply with adopted UDP policy EN2/3 - Listed Buildings and paragraphs 199, 200 and 202 of the NPPF.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 This decision relates to drawings numbered 01, 02, 03 and the Building Fabric Maintenance Scope of Works dated 22nd March 2022 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 The proposed replacement external perimeter handrailings and balustrades detailed on drawings 02, 03 and in the Building Fabric Maintenance Scope of Works dated 22nd March 2022 and hereby approved shall be painted green to match the existing within 3 months of their installation and maintained as such thereafter.
Reason: To preserve the special architectural and Historic interest of the Grade II listed Stand United Reformed Church pursuant to the principles of the NPPF and

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UDP Policy EN2/3.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
Mark Kilby	21/12/2022		