

70384 – The Rectory, 41 Church Lane, Prestwich

Listed building consent for remedial work and internal alterations to kitchen and bathrooms.

No objection.

Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 212 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 213 of the NPPF states that 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 215 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.

Listed Building

The former rectory has been vacant for approximately at least 5 years from when it was sold by the Church of England Manchester Diocese. The Grade II listed building was built in 1923 with Neo-Georgian and Arts and Crafts influences. The internal refurbishment will retain all existing original features including some original tiling to the upstairs bathroom, cast iron fireplace from the servants' quarters, parquet floor, architraves and panelled doors. There would be no alteration to the internal layout of the building. There are no external alterations proposed.

The addition of an ensuite bathroom to the master bedroom will not involve the loss of any historic fabric and would not cause a loss of legibility.

The existing original timber sash and casement window frames and glazing are to be retained and repaired where necessary which in any event would constitute a repair or maintenance not requiring listed building consent. Internal secondary glazing was installed in 2010.

The proposal would comply with adopted UDP policy EN2/3 – Listed Buildings and paragraphs 212, 213 and 215 of the NPPF and would achieve the heritage conservation aims of policy JP-P2 of the Greater Manchester Combined Authority Joint Plan.

Conservation Officer

26/3/25