

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01293/LBC

CASE OFFICER

Catherine Fenghour

DETERMINATION DATE 13.02.2024 **EXT OF TIME** 14.03.2024

Address: Hopwood Hall Rochdale Road Middleton M24 6XH

Proposal: Phase III works; full re-roofing / repair works, gutter and rainwater goods, as well as repointing/façade works to the southern and eastern wings.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	Y	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	n/a
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	n/a
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CONDITIONS	Pre-commencement conditions proposed?	n/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: RG

DATE: 14 March 2024

SITE

Hopwood Hall is a Grade II* listed building, which sits within the Hopwood Hall College Middleton Campus. Hopwood Hall is a brick built two storey Hall with sandstone dressings. The Hall's surviving fabric largely dates from the 17th and 18th centuries, with later 19th and 20th century additions. The Hall is also reputed to comprise fabric dating from the 1420s, as well as incorporating parts of an early 16th century open-hall, timber framed structure.

The Hall is identified on Historic England's Heritage at Risk Register, due to its derelict condition. It is currently undergoing works to restore and repair the historic fabric.

PROPOSAL

This application relates to a number of repair works, which form part of a wider programme of works to safeguard the historic fabric of the building and improve the long-term sustainability of the heritage asset.

The proposed works include:

- Reroofing and installation of insulation
- Repairs and replacement rainwater goods, including replacement interne coated steel
- Repointing works, including removal of defective cement mortar
- Chimney repairs and rebuilding
- Replacement fascias and soffits
- Window repairs and reinstatement of glazing

RELEVANT LEGISLATION AND PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

16(2) In considering whether to grant listed building consent for any works the local planning authority or 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.

National Planning Policy Framework (NPPF)

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

Rochdale Core Strategy (CS):

P2 – Protecting and enhancing character, landscape and heritage

G7 – Increasing the value of biodiversity and geodiversity

Unitary Development Plan (UDP):

No relevant saved policies

RELEVANT SITE HISTORY

22/00907/FUL – approved – 24 October 2022

Proposed change of use of buildings and grounds to sui generis, to include: events; hospitality; tours; education; café; and, shop, with associated ancillary facilities.

22/00656/LBC – approved – 19 October 2022

Alterations and repairs including: West Wing: emergency works to remove rotten timber floors (part retrospective), reinstatement of new timber floors on ring beam, replacement of defective timber lintels with concrete lintels; Repairs to bays, truss repairs and replacement of concrete roofs with timber joists within the Georgian room, FF2 and FF3; Other areas: new access rooflight and emergency replacement of defective timber lintel over external door.

21/01779/LBC – approved – 22 July 2022

Emergency repairs to roofs, gutters, rainwater goods and external facades as well as internal and external alterations. These include: reroofing of part of the building and installation of insulation above the rafters, removal of internal modern blockwork walls, stripping out of modern finishes, dry rot and debris, replacement beam, installation of welfare facilities, repairs to chimneys, replacement of defective lead work withterne coated steel and replacement fascias and soffits

21/00101/LBC – approved – 16 April 2021

Replacement of 2no. rotten lintels along with repair and replacement of damaged flooring in first floor area to enable a safe means of escape.

19/00154/LBC – approved – 26 June 2019

Listed Building Consent for emergency weather proofing to the west wing, removal and replacement of a lintel in north elevation, structural repair of the main staircase, re-modelling of valley gutter including installation of new access hatch, repairs to plaster ceiling in area indicated as GF12, removal of debris from north section, structural repairs of north section and restoration of leaded lights in the internal courtyard.

CONSULTATION RESPONSES

Environment Agency

Listed Building Consent applications fall outside remit of the EA. Please consult on any related planning applications as the site is within Flood Zone 3 and within 8m of a statutory main river.

Conservation and Design

N/A

Joint Committee of National Amenity Societies

No comments received to date

Greater Manchester Ecology Unit

Summary

Several bat roosts were located that will be impacted by the proposed restoration works. A license will be required from Natural England for these works. Other works should be carried out under reasonable avoidance measures.

Bats

Bats were identified as roosting in parts of Roof B, C and H within the phase 3 proposals as well as emerging from various elevations. Figure 6.1 of the bat report indicates where works will require a license and where works will require supervision by an ecological clerk of works. I have no reason to doubt the findings of the report. I am satisfied that given this is restoration works, that the disturbance should be temporary with bat access continuing post restoration supplemented with mitigation measure in the form of bat boxes elsewhere. I.e. the conservation status of the bat species recorded maintained. I therefore recommend a condition along the following lines is applied to any permission.

The restoration works to roof areas B, C and H have the potential to harm bats as highlighted red in figure 6.1 of the Dusk Survey Results report by Tyrer Ecological Consultants dated October 2023 shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or*
- b) a statement in writing form the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license*

and

Restoration works to roof areas C, J and K as highlighted in orange in figure 6.1 shall be carried out under the supervision of an ecological clerk as outlined in section 7.8 of the same report.

Historic England

Significance

Hopwood Hall is an attractive gentry house of largely 17th and 18th century construction, presenting a striking brick and stone façade externally. The origins of the hall are considerably older, and this can be most clearly seen internally in the well-preserved remnants of an early 16th century open hall, which retains its handsome spere truss and impressive roof construction. Hopwood Hall is therefore of considerable historic interest, as the development of the quadrangular later building around an existing early open hall provides important evidence about the sequential evolution of high-status architecture.

It is also of considerable architectural interest. This is evident not only in the impressive exterior of the building, but also internally, where the building retains high quality carved oak fixtures, fittings and decorative features.

The significance of Hopwood Hall is recognised and reflected in its designation as a Grade II* listed building which identifies it as a building of more than special interest. The building is included on the Heritage at Risk Register as it had spent many years in a poor state of repair. The proposed works, and other repair works in recent years, have sought to address this decline and secure a sustainable future for the hall.

Impact

The current proposals comprise Phase 3 of a long-term programme of repair works, and build on the previously consented Phases 1 and 2 repairs. The proposed Phase 3 works include repairs to the roofs, gutters, rainwater goods, and external repointing.

The principle of the proposed works is highly supported, and the works are considered essential if the long-term decline of the building is to be arrested and reversed.

The exact specification of these works has been discussed with our own regional specialists, who have helped to guide the proposals that have come forward in this application. The overall impact of these works will therefore be highly positive.

Policy

National policy relating to the conservation and enhancement of the historic environment is articulated in Section 16 of the National Planning Policy Framework (NPPF). These national policies are supported in local planning policy. In this instance, these are set out in the Core Strategy of the Rochdale Local Plan (adopted 2016).

Position

Hopwood Hall is a highly significant building, which has remained in a poor state of repair for a considerable period. The proposals set out as part of this application have been developed in consultation with the appropriate professional expertise, and would be an important phase in stabilising the building. We are therefore highly supportive of the proposals, which would have strong heritage benefits.

Recommendation

Historic England supports the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 205 and 206. In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires the decision maker to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

REPRESENTATIONS

None received

ANALYSIS

Impact on heritage assets

Hopwood Hall is designated at grade II* for its more than special historic and architectural interest. It is a designated heritage asset for the purposes of NPPF chapter 16 and Rochdale CS policy P2. The requirements of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act also apply.

NPPF paragraph 205 states that 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.

NPPF paragraph 206 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.

Paragraph 208 states that 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.

This is reiterated at a local level by Rochdale CS policy P2, which seeks to protect the borough's heritage. This policy seeks to conserve, enhance and promote key heritage assets, which include Hopwood Hall.

Reroofing works

The proposal includes a number of repairs to the roofs not covered under the previous phase II works. The proposed works include: the removal of the existing roof covering and battens, the replacement of any rotten rafters, new sarking board insulation and the replacement of rotten fascias, soffits and barge boards.

These works would result in the loss of some historic fabric. The installation of the sarking board would also raise the height of these roofs by around 2cm. This change would be largely screened by the fascias. The applicant has provided a detailed specification and sections for these works, which are considered to be acceptable.

As part of the works the existing crenellations along the southern bay would be taken up and re-bedded. Subject to a condition, requiring a methodology for these works, these works are considered to be acceptable.

The roofs above the bay windows would be renewed in a terne coated stainless steel.

The loss of some historic fabric and the raising of the roof would result in some minor harm to the significance of the listed building. However, the existing roof is in extremely poor condition and is missing in places. Water ingress over a number of years has caused damage to the interior of the building. Without urgent repairs to the roof, the building is likely to deteriorate further, causing a greater loss of historic fabric.

The proposed works are necessary to secure the future of the building and arrest further decline. The addition of insulation above the rafters would improve the thermal efficiency of the building, as well as preventing the need for any intrusive works to ceilings in the rooms below.

The building has been the subject of anti-social behaviour and lead theft in the recent past, which has resulted in damage to the building fabric. Given this, and its current vacant state, the replacement of lead with a terne-coated steel above the bay windows and elsewhere, is justified, (subject to the details included within the specification).

The works to the roof have been clearly justified. Subject to appropriate details, the public benefits stemming from the repair works to the roof would clearly outweigh the minor harm to significance identified.

Repointing works, including removal of defective cement mortar

The removal of defective cement mortar and its replacement with a hot lime, would constitute a heritage benefit, as it would allow the building to breathe and would also restore a more appropriate finish to the elevations. Subject to conditions requiring

the removal of pointing to be carried out by hand and the spec to be in accordance with the details set out in the approved document, these works would constitute an enhancement.

Chimney repairs and rebuilding

The proposal includes the repair and restoration of the chimneys not included within the phase two works. To ensure the final appearance of the restored chimneys, a sample of the materials and a methodology for these works will be required by condition.

Window repairs and reinstatement of glazing

The proposal includes repairs to two of the existing windows and the reinstatement of leaded lights to match historic photos. These works are important as they would prevent water ingress into a highly significant part of the building and would restore the historic appearance of these windows.

A detailed methodology for these works is required by condition.

Protected Species

Local Planning Authorities have a duty to ensure compliance with the Conservation of Habitats and Species Regulations 2019 in carrying out their planning control duties. This is regardless of whether development is involved. The Wildlife and Countryside Act 1981 makes it a criminal offence to deliberately capture, injure or kill protected species. All species of bats are included as protected species.

The submitted bat surveys found roosting bats to be present on the site. As a European Protected Species has been recorded on site and is likely to be adversely affected by the proposed development, the Local Planning Authority must have regard to whether Natural England would be likely to subsequently grant the applicant a European Protected species licence under the Habitat Regulations. A licence under the Habitats Regulations can only be granted when it complies with the following criteria:

1. The development is of overriding public interest,
2. There are no suitable alternatives and
3. The favourable conservation status of the species will be maintained

In this case, the re-roofing works are required to prevent the further deterioration of the grade II* listed building, which has been identified by Historic England as being at risk. Without these works, the condition of the listed building is likely to deteriorate further and result in a loss of historic features of significance. As such, it is considered that the development is of overriding public interest and that there are no suitable alternatives.

The Greater Manchester Ecology Unit have been consulted on the proposal. They have advised that subject to a condition requiring the licence, the proposal would maintain the favourable conservation status of the species.

It is considered that such a condition would fail to meet the 6 tests in the NPPG, as it is covered by separate legislation. The applicant will be advised of the need for a licence prior to works commencing, by way of an informative. A condition will be imposed requiring the works to be carried out in accordance with the approved report and mitigation detailed therein.

In light of the above, the development would afford appropriate mitigation for protected species at the site and in this regard the application accords with policy G7 of the Core Strategy and the requirements of Chapter 15 of the NPPF.

RECOMMENDATION

GRANT subject to conditions

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:

- HOP-SEV-XX-XX-DR-A-01000 Rev. T02
- HOP-SEV-XX-R1-DR-A-2005 Rev. P01
- HOP-SEV-XX-R1-DR-A-02006 Rev. P02
- HOP-SEV-XX-XX-DR-A-03001 Rev. P01
- HOP-SEV-XX-XX-DR-A-03002 Rev. P01
- HOP-SEV-XX-XX-DR-A-03003 Rev. P01
- HOP-SEV-XX-XX-DR-A-04301 Rev. P01
- HOP-SEV-XX-XX-DR-A-04302 Rev. P01
- HOP-SEV-XX-XX-DR-A-04303 Rev. P01
- HOP-SEV-XX-XX-DR-A-04305 Rev. P01
- HOP-SEV-XX-XX-DR-A-04306 Rev. P01
- HOP-SEV-XX-XX-DR-A-04307 Rev. P01
- HOP-SEV-XX-XX-DR-A-04308 Rev. P01

and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The proposed works shall be carried out in strict accordance with the submitted Specification by Seven Architecture, dated 15 September 2023.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The works to install the proposed above rafters insulation shall be carried out in complete accordance with the approved sections and specification.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. The existing slates shall be carefully stripped from the roof, inspected for defects and set aside for reuse. The balance to replace those slates

unsuitable for re-roofing shall be made up with slates to precisely match the existing in respect of unit dimensions, colour and texture and a sample shall be submitted to and approved in writing by the local planning authority prior to their use.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Prior to any brick work repairs taking place, a sample panel for new and rebuilt areas of brickwork shall be submitted to and approved in writing by the Local Planning Authority. The new brickwork shall match the existing brickwork adjacent in respect of dimensions, colour, texture, face bond, and pointing (using a lime mortar to match) unless otherwise approved in writing by the Local Planning Authority. The brickwork repairs shall thereafter be completed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Prior to the repairs to the chimneys taking place, samples of the new chimney bricks, alongside a methodology for the repair shall be submitted to and approved in writing by the Local Planning Authority. The new brickwork shall match the existing brickwork in respect of dimensions, colour, texture, face bond, and pointing (in accordance with the agreed lime mortar specification). The submitted methodology shall be based on a photographic record of the existing chimneys and shall include details of the mix of existing and new bricks and details of any chimney pots. The chimney repairs shall thereafter be completed in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Prior to their use, samples of the new terne-coated steel and lead works shall be submitted to and approved in writing by the local planning authority. The new lead and terne-coated steel shall match the existing precisely in terms of colour and finish.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. All removal of existing defective pointing shall take place using hand tools only, and in accordance with the methodology set out in section 4.5 of the approved Specification by Seven Architecture, dated 15 September 2023

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

10. The repointing works shall be carried out in accordance with the mortar specification set out within section 4.4 of the approved Specification by Seven Architecture, dated 15 September 2023

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

11. No works to replace the windows shown on approved plans 'HOP-SEV-XX-XX-DR-A-03002 Rev. P01' and 'HOP-SEV-XX-XX-DR-A-03003 Rev. P01' shall be undertaken until a representative sample of the proposed replacement windows has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

12. The works shall be carried out in accordance with the survey conclusions and recommendations set out in Sections: 6. Survey Conclusions & Recommendations and 7. Indicative Mitigation of the Dusk Survey Results by Tyrer Ecological Consultants Ltd, dated October 2023.

Reason: To ensure no harm is caused to protected species and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13. The restoration works to roof areas C, J and K as highlighted in orange in figure 6.1 of the report by Tyrer Consulting shall be carried out under the supervision of an ecological clerk as outlined in section 7.8 of the same report by Tyrer Consulting, dated October 2023.

Reason: To ensure no harm is caused to protected species and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Notes for Applicant:

Please note the comments received on the application from the Greater Manchester Ecology Unit in regards to the submitted Dusk Survey.

The restoration works to roof areas B, C and H have the potential to harm bats as highlighted red in figure 6.1 of the Dusk Survey Results report by Tyrer Ecological Consultants dated October 2023 shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
- b) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license