

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01573/LBC	Christiana Shovlin	17 July 2023

Address: Alkrington Hall East, Hall Drive Middleton M24 1WD

Proposal: Internal alterations comprising: insertion of a staircase into the basement; installation of new door in basement and new partition at ground floor, restoration of timber panelling in first floor bedroom, relocation of existing WC including services. Construction of new 1.8m high wall and gate

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?	N	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
	Neighbour comments received?	N

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

RECOMMENDATION	Grant subject to conditions
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CHECKED AND SIGNED OFF BY:

DATE:

SITE

This application relates to Alkrington Hall, a three storey, Grade II* Listed Building. Sir Darcy Lever commissioned Giacomo Leoni to rebuild his family home, Alkrington Hall, in 1736 on the present site. Leoni studied under Andrea Palladio, and was therefore a pioneer of Palladianism - a movement which saw the revival of 16th Century Venetian architecture throughout the country. The original hall was extended at its wings to the present arrangement by Lever's son, Sir Ashton Lever, in 1771. Alkrington Hall is considered to be the oldest surviving Palladian style house in Lancashire.

The property is sited at the top of a large hill, with the landscape falling away towards the northwest, with views towards the foothills of the Pennines. This siting is said to be a product of the original property owner's romanticization of the works of prominent landscape artists at the time. The wider estate was once 790 acres and housed 13 tenant farms, a water mill, 5 cottages and several coal pits. The property sits tucked away at the western edge of Alkrington, bounded to the west by a greenspace corridor that offers separation between Alkrington and nearby Rhodes.

The listing description is as follows:

MIDDLETON ALKRINGTON HALL SD 80 NE ROAD NORTH 2/1 Alkrington Hall 15/3/57 G.V. II House, now flats. 1735-6. By Giacomo Leoni for Darcy Lever. Brick with ashlar dressings and C20 tile and slate roofs. 9-bay 3-storey double-pile plan with single-storey 3-bay wings to either side. Classical style. A well composed elevation, the central 3 bays being slightly advanced and having giant Ionic pilasters above a rusticated stone ground floor. Otherwise the elevation is brick with rusticated quoins, first floor band and a coped parapet with recessed panels in the outer bays and balustrades in the inner above a cornice. Central door with overlight and dropped keystone with date and coat of arms below a pedimented window on the first floor. All the windows of the central 3 bays have stone surrounds whereas those in the outer bays have flat brick arches, keystones and stone sills. Glazing bars have been removed from windows on all but the top floor and some of the side windows. The hipped roof has 2 ridge chimney stacks. Wings to either side of later elates. Semi-circular arched stair windows to each of the side elevations which retain elaborate lead rainwater heads and downpipes. Flat rear with 9 windows on each floor and a central pedimented door with coat of arms and pilasters. Interior: several of the rooms have been split by C20 partitions but much of the original deep relief plaster ceilings, stone flooring and timber fittings remains. One stair has a deep moulded rail on column-on-vase balusters, column newels and a cut string whereas the other, which is C19, has a swept rail, plain square balusters, a cut string and a wreathed stop to the rail. The house is an important and imposing example of Leoni's work. It is one of only a few which survive in the North-West of England. Victoria Country History of Lancashire, 1911.*

The hall and its wings were subdivided into four separate dwellings in the 1990's. The subdivision works were believed to be relatively incomplete, and have resulted in some unresolved details in the construction of the building. Likewise, the gardens immediately surrounding the hall (mostly at the rear) have been subdivided by a variety of boundary treatments, which has also left some unresolved details.

PROPOSAL

The proposal relates to internal alterations including the insertion of a staircase into the basement, the installation of a new door into the basement, a new fireproof partition between a pair of doors to the adjoining dwelling, the restoration of timber panelling to the first floor bedroom, and the relocation of an existing WC at ground floor level and

subsequent rerouting of services. Externally, works proposed are for the erection of a new 1.5m high wall and gate.

The proposed internal works mainly relate to modern fabric which was instated to the building following its conversion. The works which are understood to amend fabric associated with the 1990's subdivision works include:

- Installation of a new door at basement level
- Installation of a staircase from the present ground floor WC into the basement

The proposed internal works, by contrast, are understood to relate to historic fabric of the listed building:

- Installation of a new fireproof partition at ground floor level to a pair of doors separating the unit to the adjoining dwelling
- Restoration works of the timber panelling to the first floor bedroom
- Relocation of WC and associated pipework

The proposed external works relate to the setting of the listed building:

- Construction of a 1.5m brick wall and gate

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 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

Adopted Rochdale Core Strategy (CS):

Policy P2 – Protecting and enhancing character, landscape and heritage

Unitary Development Plan (UDP):

No relevant policies

RELEVANT SITE HISTORY

00/D37471 – approved - 12.05.2000

Installation Of Extractor Fans, Plaque And Garden Wall Trellis And Internal Alterations To Listed Building

21/00258/LBC – approved – 11.05.2021

Replacement of cementitious mortar with traditional hot lime, external repairs to brickwork and stonework, roofing repairs, chimney repairs, rainwater good repairs, lead roof repair and reinstatement of French drain.

21/01689/WTTPPO – approved – 11.01.2022

Application for work to 5 no. Sycamore Trees (T1, T2, T3, T4 & T5) subject to Tree Preservation Order No. 104, consisting of crown reduction to suitable pruning points of up to 2 metres

22/00714/WTTPPO – approved - 08.07.2022

Application for works to one Maple tree, subject to Tree Preservation Order No 104 - crown thin by 20%

CONSULTATION RESPONSES

Conservation And Design

N/A – Conservation Officer composing the report

Joint Committee Of National Amenity Societies

No comments received to date

Tree Officer

No comments received to date

The Gardens Trust

No comments received to date

Historic England

No comments received to date

Highways And Engineering

No comments received to date

ANALYSIS

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant listed building consent for any works, the local planning authority 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.

The applicant has submitted an impact assessment in line with the requirements of NPPF paragraph 194.

NPPF paragraph 195 states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

NPPF paragraph 197 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

This application seeks to regularize the previous internal subdivision works done in the 1990's, as well as to restore timber panelling to a first floor bedroom and instate a new brick boundary wall and gate to the perimeter of the property.

The installation of a new door at basement level partially comprises the regularizing works, resulting from certain details which were missed during the subdivision done in the 1990's. The proposal will allow for separate basement spaces between dwellings. The fabric affected will be historic fabric in that the basement is of vaulted brick construction. Whilst this fabric is partially historical, judging from photographs taken onsite and within the heritage statement, the existing doorway appears to have been previously altered sometime in the 20th century. This is evidenced by the pre-cast concrete lintel inserted within the brick. Additionally, the wall visible within the doorway (on the neighbours' portion of the basement space) is finished with concrete breezeblock (likely instated during the conversion works done in the 1990's). Therefore, whilst the instatement of a door here will interact with some historical fabric, the proposed works are not believed to incur any additional harm on the significance of the listed building and are, therefore, agreeable.

Likewise, the instatement of a new staircase from the present WC into the basement comprises part of the regularizing works, allowing for independent access into the basement space from Alkrington Hall East. The fabric affected will be limited to the concrete beam and block floor instated in the 1990's. The impact on the significance of the listed building is low/negligible and therefore no harm will be incurred from this element of the proposed; this element of the proposed is agreeable.

The details submitted for the installation of a fireproof partition in between a pair of doors separating Alkrington Hall East from the adjoining dwelling are agreeable with respect to the reversibility of their nature (as asserted in the submitted "Heritage Assessment and Design and Access Statement") Because this partition is proposed to be fully reversible and will not be visible from within the hall, the impact on the Hall's significance is believed to be low/negligible and therefore will not incur harm to the listed building. It should be confirmed, however, that the partition will indeed be fully reversible. This should be ensured by the submission of a method statement for the installation of the fireproof partition as well as product specification of all materials to be instated, to be agreed upon with the LPA.

The details submitted relating to the restoration of the timber panelling to the first floor bedroom are agreeable, in principle, but will require a full method statement of the repairs. Any works should be carried out by a suitably experienced heritage carpenter/joiner who should employ the standards of best practice for repairs to oak panelling. A method statement should be submitted to the LPA by the employed heritage carpenter/joiner detailing the method of repairs for approval prior to the commencement of works; species and procurement details (new vs. reclaimed- and if so, detailing its source) of the replacement timber should be submitted to the LPA for approval prior to instatement.

The ground floor WC is proposed to be relocated away from underneath the stairs to sit within an existing recess within the external wall and with an additional partition to complete the room. At present, the pipework associated with the WC is penetrating and is fixed to the concrete beam and block floor, which was instated during the 1990's conversion works. Its relocation is likewise proposed to solely penetrate and be fixed to the concrete beam and block floor. Its re-routing will not impact any of the hall's existing historical fabric. The view asserted in the submitted heritage statement that this change would have little to no impact on the significance of the listed building is agreed. Likewise, there is no considered harm to the significance of the listed building should the construction of any partition(s) associated with the proposed WC be fully reversible. This could be ensured on the condition that a method statement of any partition construction is submitted to and agreed with the LPA.

The most recently proposed plans for the boundary wall would serve to enhance the setting of the listed building by creating a more attractive and sensitive boundary treatment, in line with comparable boundary treatments to the rest of the site. The most recent proposal also includes the repair of sandstone quoins to the East wing extension, resultant from the present gate's fixing post; the submitted method statement is agreeable. Overall, this element of the proposed would serve to conserve and enhance both the listed building and its setting and is therefore agreeable. The specification of the brick should be submitted to the LPA for approval prior to instatement in order to ensure that the brick is appropriately matched to the 18th century portion of the Hall with respect to colour and texture. All mortar used should be lime-based – the recipe should be submitted to the LPA for approval prior to instatement. Likewise, the bricks should be arranged in a Flemish bond, with a joint width chosen to match those instated to the main, 18th century brick fabric of the hall; details of the proposed brick pattern should be submitted to the LPA for approval prior to the commencement of works. Also, "2529- 5/2/11/1 – Garden Plan Proposed" and "2529/5/21/11/2 – Site and Roof Plan Proposed" must be amended to include the updated heights (1.5m for wall and 1.7m for brick piers) and position of the wall, gate and piers to correspond with those detailed on "2529-5/2/51/2 – Gate / Wall Details Existing and Proposed" and submitted to the LPA for the purposes of accurate recordkeeping.

RECOMMENDATION

Approve subject to following 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 consent relates to the following plans and documents

- 2529-0/1/01/1 (Rev C) – Location Plan
- 2529-1/1/21/1 – Basement Plan Existing
- 2529-1/1/21/2 – Ground Floor Plan Existing
- 2529-1/1/41/1 (Rev A) – Section BB Existing
- 2529-1/2/21/1 – Basement Plan Proposed
- 2529-1/2/21/2 – Ground Floor Plan Proposed

- 2529-1/2/21/3 – Basement Proposed Works Location Plan
- 2529-1/2/21/4 – Ground Floor Proposed Works Location Plan
- 2529-1/2/41/1 (Rev A) – Section BB Proposed
- 2529-2/1/31/1 – Connecting Door Existing
- 2529-2/2/31/1 – Connecting Door Proposed
- 2529-5/1/11/1 (Rev A) – Garden Plan Existing
- 2529-5/1/11/2 – Site and Roof Plan Existing
- 2529-5/2/11/2 – Site and Roof Plan Proposed
- 2529- 5/2/11/1 – Garden Plan Proposed
- 2529-5/2/51/2 – Gate / Wall Details Existing and Proposed

and the works shall be carried out in complete accordance with these plans and documents hereby approved.

3. With respect to the insertion of a fireproof partition within the ground floor doorway, detailed on plans “2529-1/2/21/2 – Ground Floor Plan Proposed” and “2529-2/2/31/1 – Connecting Door Proposed,” a method statement outlining the installation of said partition should be submitted to the local planning authority (LPA) for approval prior to the commencement of these works. This method statement should ensure that any fireproof partition instated is indeed fully reversible and that its instatement will not incur any harm to historic fabric. Likewise, the product specifications of any materials to be used in the creation of this partition should be submitted to the LPA prior to the commencement of these works.

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. With respect to restorative repairs to the timber panelling of the first-floor bedroom referenced in the “Heritage Assessment and Design and Access Statement,” a method statement should be submitted to the LPA for approval by a suitably experienced heritage carpenter/joiner prior to the commencement of these works. This method statement should include species and procurement details of the replacement timber, specify any new materials to be instated to the panelling, and thoroughly detail the repair works.

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. With respect to the proposed creation of a partition(s) and doorway to the relocated WC referenced in “2529-1/2/21/2 – Ground Floor Plan Proposed,” a method statement should be submitted to the LPA for approval prior to the commencement of these works. This method statement should detail that the partition and any works required to construct it will not incur harm to any historic fabric and can be reversible. This statement should also detail all materials to be instated as part of these works.

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. With respect to the proposed garden wall and gate, as detailed on “2529-5/2/51/2 – Gate / Wall Details Existing and Proposed,” all materials to be

instated in the creation of the wall, piers and gate should be submitted to the LPA for approval prior to the commencement of these works. All bricks should be chosen to match those of the main, 18th century portion of the hall with respect to texture, colour, brick bond and joint width. Likewise, mortar recipe should be submitted to the LPA for approval prior to the commencement of these works; any mortar should be lime-based and match the colour of the mortar to the main hall. Additionally, a product specification and photographs of the “solid timber gate” referenced on the proposed drawing should be submitted to the LPA for approval prior to instatement. To reflect the amended height of the walls and piers and the updated position of the piers, plans “2529- 5/2/11/1 – Garden Plan Proposed” and “2529/5/21/11/2 – Site and Roof Plan Proposed” should be edited and resubmitted to the LPA prior to the commencement of works.

Reason: For the avoidance of doubt and 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.

Procedure Statement

Notes for Applicant: