

APPLICATION NUMBER: 22/01309/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01309/LBC	Catherine Fenghour	05 January 2023

Address: Heywood Central Library Church Street Heywood OL10 1LL

Proposal: Structural works to high level front and side elevations comprising of 20mm diameter anchors to side elevations and 3 tie bars and plates to side and front elevations to prevent further movement, replacement of perspex ceiling with glazing in large hall on ground floor and large office ceilings

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: AT

DATE: 06.01.2023

SITE

The application site comprises Heywood Central Library, a grade II listed building located in Heywood. The library was constructed with a grant from the Carnegie United Kingdom Trust and completed in 1905. It was officially inaugurated in 1906.

The library has an ashlar front with two large mullioned and transomed bays framing an Ionic doorcase with a hood. The side elevations are a mix of brick and stone work. The roof is Westmorland slate.

The library has undergone various alterations, the most significant of which, being the construction of an extension linking the library to the NHS centre to the southwest.

The library was first listed on 12 February 1985. The list description reads as follows:

“Library. 1905-6. S.V. North and C. Callas. Ashlar and brick with Westmorland slate roof. The central entrance and hall give access to reading rooms on either side and to two parallel wings which run at right angles to the facade. There is a small 1973 extension to the right. Edwardian Free Style, with Baroque and Elizabethan elements. Symmetrical 3-bay, 1-storey facade with an attic storey in the large gable over the central bay. Coupled Ionic semi- columns support an open entablature and semi-circular hood with reclining figures to either side, egg and dart enrichment, triple keystone to semi-circular door head with date plaque and elaborate cartouche. The hood breaks into a 6-light bolection moulded mullioned window to the attic storey which is in a steeply pitched coped gable with classical enrichment. The bay windows rise above and break the entablature which continues round the side elevations where the detailing of the gable and window is almost as rich and varied. The rear wings are more plain.”

PROPOSAL

The proposal is for the installation of ties and anchors to stabilise the building and prevent further movement. It also includes the replacement of existing Perspex sheeting with frosted glass. The description has been amended during the lifetime of the application to remove the reference to Georgian wired glazing.

RELEVANT LEGISLATION AND PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the above Act states 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.

National Planning Policy Framework (NPPF)

Chapter 16 – Conserving and Enhancing the Historic Environment

Adopted Rochdale Core Strategy (CS):

SO3 -Improving design, image and quality of place

P2 - Protecting and enhancing character, landscape and heritage

P3 - Improving design of new development

DM1 – General development requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

Planning Practice Guidance

RELEVANT SITE HISTORY

21/01458/LBC – approved – 10 January 2021

Roof replacement including raising of central light detail by 80mm and replacement of lead flashing

CONSULTATION RESPONSES

Joint Committee of National Amenity Societies

No comments received to date

REPRESENTATIONS

None received

ANALYSIS

Heywood Central library is listed at grade II, recognising its special architectural and historic interest. It is a designated heritage asset for the purposes of NPPF chapter 16 and Rochdale CS policy P2. The requirements of Section 66 of the Planning (listed buildings and Conservation Areas) Act also apply.

NPPF paragraph 200 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 202 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.

Replacement Glazing

The existing lights above the library and the first floor meeting room are filled with a frosted polycarbonate. This material is clearly a later addition and not part of the historic fabric of the building. It is not of any architectural or historic interest. There is no clear evidence of the material which was in-situ prior to the installation of the existing polycarbonate sheeting.

The removal of this sheeting would not negatively impact on the significance of the Listed Building and in principle the reinstatement of glass would constitute a heritage benefit. While the proposal originally included Georgian wired, frosted glazing for fire-rating purposes, this is no longer proposed. Details of the proposed glazing will be required by condition, to ensure that the new glazing is appropriate and does not detract from the significance of the building.

Structural works

The application is supported by a structural report carried out by Blackett-Ord Conservation Engineering, who are CARE accredited. Investigations have found that the whole building is suffering from differential foundation movement. This has resulted in the front wall rotating outwards, leading to cracking in the walls around the middle of the building, and cracking at some column heads where the steel beams are supported. The report also notes that the resultant slope on roof valleys has likely contributed to existing leaks affecting the building.

Listed building consent has previously been granted for re-roofing works to address the issue with leaks. These works are not however being carried out until the issue of structural movement is resolved.

The structural report proposes tie bars within the first floor room, spanning both front to rear and side to side the installation of cintec anchors across the open joints on the front elevation, and the repointing of open joints with lime mortar. It also recommends that the joints are monitored photographically for further movement.

The submitted plans indicate that the tie rod connecting the side walls would sit above the ceiling height, so would not be visible internally within the first floor room. The two front to rear tie beams are shown to sit above the decorative cornices within the room. This position would help to minimise their visual impact internally.

The proposed ties and anchors would be cored through the external walls. The applicant has confirmed that the cores would be retained and re-instated to minimise any damage and the visual impact of the proposal. To ensure that the harm to the historic fabric is kept to a minimum, large scale details and a method statement will be required prior to these works being carried out.

Nevertheless, given the intrusive nature of the works to the front and side elevations, even with mitigation, the proposal would still result in some harm to the significance of the building, through loss of historic fabric and visual impact. The overall level of harm to significance would be less than substantial.

In this case, the works have been clearly and convincingly justified. The building is suffering from structural movement and without remediation, there is a risk of further loss or damage of historic fabric. Preventing this loss or damage is considered to constitute a clear public benefit, which would outweigh the harm identified.

Conclusions

Subject to appropriate detailing, the replacement of the Perspex panels has the potential to better reveal the significance of the designated heritage asset. The installation of ties and anchors would result in less than substantial harm to the significance of the heritage asset. However, this harm is considered to be outweighed by public benefits, for the reasons set out above. The application is recommended for approval subject to conditions.

RECOMMENDATION

The application is recommended for approval subject to the 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:

- A1/2004371/06 - Existing and Proposed Elevations and Sections of skylight and lead box gutters, received on 2 November 2022
- A1/2004289/02 - Basement, ground and first floor plans, received on 2 November 2022
- Existing Elevations and Revised Location Plan, received on 2 November 2022
- A1/2004371/07 - Elevations with tie and anchor positions, received on 19 December 2022
- Structural Appraisal of Heywood Library, by Blackett-Ord Conservation Engineering, dated April 2022

and the works shall be carried out in complete accordance with these plans and documents hereby approved, unless otherwise stated by condition.

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.

3. Prior to the removal of any perspex ceiling tiles, details of the proposed replacement glazing shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in complete 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.

4. Prior to any structural works taking place, large scale details (1:10 or 1:20)of the tie bars and cintec anchors, as well as a methodology for their installation, including details of any making good of the exterior stonework and internal finishes shall be submitted to approved in writing by the local planning authority. The works shall be carried out in complete 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.