

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01572/HOUS	Christiana Shovlin	19 July 2023

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

Proposal:

Construction of greenhouse, replacement of existing fencing with 1.8m high wall and gate and new paving

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: RG

DATE: 30 July 2023

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. As a result, the gardens immediately surrounding the hall (mostly at the rear) have been subdivided by a variety of boundary treatments, which has left some unresolved details.

PROPOSAL

The proposal relates to the erection of a greenhouse, the construction of a new 1.5m high wall and gate and the instatement of Yorkstone paving to a large portion of the garden.

The proposed site is bordered by an adjoining dwelling and is in the setting of the Grade II* listed Alkrington Hall.

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) 2016:

Policy P2 – Protecting and enhancing character, landscape and heritage

Policy DM1 - General Development Requirements

Policy G4 - Protecting Green Belt

Saved Rochdale Unitary Development Plan (UDP) 2006:

Policy G/D/2 Green Belt

Supplementary Planning Document ‘Guidelines and Standards for Residential Development’ (2016).

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

The Gardens Trust

No comments received to date

Tree Officer

No comments received to date

Joint Committee Of National Amenity Societies

No comments received to date

Historic England

No comments to make

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.

Policy DM1 of the Adopted Core Strategy (2016) states that all development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area and that they minimise crime against people or property.

Policy G/D/2 of the Rochdale Unitary Development Plan (UDP) 2006 states that any development within the Green Belt should enhance visual amenity and character.

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.

The proposed greenhouse would serve to enhance the setting of the listed building and be in line with the aims and objectives of the relevant planning policies referenced above. This is due to the fact that the state of the present site is overgrown and not very well kept, without the benefit of a properly seeded lawn or landscaping. Therefore, the addition of the proposed greenhouse would serve to enhance the setting of the listed building and the surrounding area. Its addition is, in principle, agreeable, however all materials to be instated should be submitted to the local planning authority for approval prior to the commencement of works. The greenhouse should be framed in either cast iron or powder coated aluminium and finished in a colour which should be agreed upon with the LPA. The glazing materials should be specified and agreed upon with the LPA- ideally this will be clear glass, however it could be an alternative material with the appearance of clear glass. The proposed door should be half glazed, timber-framed as detailed in the proposed drawings. The product specification and details of any finish should be submitted to the LPA for approval prior to instatement. Any bricks should be chosen to match those of the main hall with respect to colour, texture, brick bond and joint width.

The yorkstone paving would serve to enhance the setting of the listed building and be in line with the aims and objectives of the relevant planning policies referenced above. This is due to the fact that the state of the present site is overgrown and not very well kept, without the benefit of a seeded lawn or landscaping. Therefore, the addition of the proposed paving would serve to enhance the setting of the listed building and the surrounding area. Its addition is, in principle, agreeable. However, the stone should be locally sourced, chosen to match sandstone elements of the hall in colour and texture; to be submitted to the LPA for approval prior to instatement.

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
- 2529-5/1/11/1 (Rev A) – Garden Plan Existing
- 2529-5/1/11/2 – Site and Roof Plan Existing
- 2529-5/21/11/2 – Site and Roof Plan Proposed
- 2529- 5/2/11/1 – Garden Plan Proposed
- 2529 – 5/2/31/1 – New Greenhouse Proposed
- 2529 – 5/2/51/1 (Rev A) – Garden East Elevation 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 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.

4. All materials to be instated in the construction of the proposed greenhouse should be submitted to the local authority for approval prior to the commencement of these works – this includes specifications of the framing material, glazing material, brick fabric and timber door. Any framing material should be in cast iron or powder coated aluminium, with finishes to be agreed upon with the LPA. Any glazing should be clear glass or have the finished appearance of clear glass. Brick fabric should be chosen to match the main, 18th century fabric of the Hall with respect to colour, texture, brick bond and joint width. The timber door should be half glazed in accordance with the proposed plans, with finishes to be agreed upon with the LPA prior to instatement.

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. Details and photographs of the proposed Yorkstone paving should be provided to the LPA for approval prior to instatement. Any paving should be

locally sourced and chosen to match sandstone elements of the hall with respect to colour and texture.

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.