

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00169/LBC

CASE OFFICER

Catherine Fenghour

DETERMINATION DATE 15.04.2024 **EXT OF TIME**

Address: Hopwood Hall Chapel, Hopwood Hall College, Rochdale Road, Middleton M24 6XH

Proposal: Listed Building Consent for works to Grade II Listed Building consisting; facilitate future repair and refurbishment, includes concrete testing to frame, external wall investigation works, ground slab investigation works, removal of damaged building fabric & asbestos and creation of path to perimeter of building for access

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/a
	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: 31 May 2024

SITE

In 1946, the De La Salle brothers purchased Hopwood Hall to establish a teacher training college for Catholic men. The college opened in 1947. By the 1950's a need for a purpose built chapel was recognised. Fredrick Gibberd designed the Chapel and it can be seen as a prototype to Liverpool Catholic Cathedral. The Chapel was opened in 1965.

The chapel building is constructed of a reinforced concrete frame, set out in an octagonal configuration with a central, glazed spire. The roof is felted with a copper coating. The building is predominately open plan with an entrance lobby.

The building was deconsecrated in the 1990s, and the cross and pews were removed. The building is currently used for storage, but has previously been used as a fitness centre and Skills for Life accommodation for the college.

The Chapel is also within the grounds of the Grade II* listed Hopwood Hall. There are important visual links between the two buildings, including a path leading from the Hall to the Chapel.

PROPOSAL

The proposal seeks to carry out enabling works, to allow for future repair and refurbishment works to bring the building back into use. The works include:

- Concrete testing
- External wall investigation works
- Ground slab investigation works
- Removal of damaged ceiling to Narthex
- Asbestos removal works
- New perimeter path

RELEVANT LEGISLATION & 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

Places for Everyone (PfE)

JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
JP-P2 – Heritage

Adopted 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

06/D47671 – approved – 30 August 2006

Installation of two prefabricated units, construction of link porch extension and new steps and access ramp

06/D47670 – approved – 30 August 2006

Installation of two prefabricated units, construction of link porch extension and new steps and access ramp

05/D46074 – approved – 12 December 2005

Internal alterations to listed building

CONSULTATION RESPONSES

Conservation and Design

N/A (report written by Conservation Officer)

Joint Committee of National Amenity Societies - 20th Century Society

No comments to make on this application, but would welcome the opportunity to examine and comment on any application that is forthcoming on proposals to alter this important grade II listed post-war chapel.

Environmental Health - Noise/Odours

This section has no objections to the proposals

Environmental Health - Air Quality

No comments received to date

Historic England

No advice offered in this case

Greater Manchester Ecology Unit

Initial comments 3 April 2024:

I recommend a bat assessment prior to determination. Whilst the works are generally minor and investigative, a bat roost has been previously recorded in the Milnrow Building according to our records. (A previous survey in 2008 by WYG). It is therefore important to identify where if still present, bats are roosting, in order to prevent an offence during the investigative works.

The only other potential risk is nesting bird. An informative should be applied to any permission.

Updated comments received ON 5 April 2024, following the submission of a preliminary ecological appraisal:

The ecological report confirms my conclusions, with the consultants aware that a bat roost had previously been recorded, though for some reason they have only assessed the building as low risk, which given the previous bat roost (admittedly only

one bat) is surprising, as even if the roost is a low value one, it is important to confirm whether or not it is still present.

I therefore recommend that prior to determination a minimum of two dusk surveys at an optimal time of year are carried out.

The other elements of the report are not particularly relevant to this phase of the development, which is primarily investigative and therefore unlikely to impact on any other wildlife.

Further comments, following submission of reasonable avoidance measures – 21 May 2024:

I am satisfied that this should be adequate to safeguard any bats that may be roosting in the building during the site investigations. No further survey work is required, though I would note we are now into the bat survey season, so the option is available.

Environmental Control (Landfill Gas)

No comments received to date

REPRESENTATIONS

None received

ANALYSIS

Impact on heritage assets

Asbestos removal

An asbestos report has been provided as part of the application. This identifies several areas of asbestos within the building. These include the decorative insulation on the chapel roof, and areas of floor adhesive in the former sacristy.

The proposal seeks to remove the asbestos within the building. The removal of the asbestos, particularly the decorative ceiling panels would result in less than substantial harm to the significance of the building. This would be through the loss of historic fabric and through the loss of a decorative feature within the building.

To mitigate this harm, a photographic record should be taken of the existing ceiling panels and this should be used to produce a method statement for the new cladding material. The new insulation/cladding material should be installed to match the detailing of the existing asbestos finishes. These details will be required by condition.

An indicative schedule of works for the removal of the asbestos has been provided as part of the application. A more detailed schedule will be required by condition to minimise the risk of damage to the historic fabric.

It is acknowledged that asbestos can be harmful if disturbed and asbestos within the building may limit future uses. It is also acknowledged that asbestos can be a health and safety risk in a learning environment. The asbestos contractor has also advised that the additional weight associated with encapsulation could increase the risk of the cladding delaminating.

Given the above, it is considered that the removal of the asbestos has been adequately justified and the harm can be partially mitigated through condition.

Concrete testing

The proposal includes for concrete testing on the floor and walls of the building. This testing is proposed to gain an understanding of the condition of the concrete and establish the extent of any necessary repairs. The testing works would comprise the drilling of 20mm holes around the concrete frame.

The elevations show that the new holes would be primarily located close to corner details, or into areas where there is already a degree of damage to the concrete. Two holes are also proposed to be created within the concrete floor slab. In all cases, it is proposed to make good the holes with a waterproof concrete to match the existing and details of this and the colour have been provided.

The proposed works are intrusive and would result in some damage to historic fabric. This would result in less than substantial harm to the significance of the heritage asset. To mitigate some of this harm, it is important to ensure that the filler material is as per the agreed specification and colour.

It is considered that these exploratory works are justified, as they will provide an improved understanding of the condition of the concrete and inform future repair work.

Removal of damaged ceiling to Narthex

The ceiling to the Narthex has been water damaged and there is evidence of water staining and mould. This ceiling is simple and does not appear to include any decorative features. The proposed works would enable the space to dry out and prevent damage to other areas. This ceiling is proposed to be replaced on a like-for-like basis. As such, this would have a neutral impact on the significance of the heritage asset.

Other works

The scheme also proposed removal and reinstatement of blocks, mortar analysis works and the removal of small areas of damaged flashing. These works are proposed to inspect the frame and also to establish the mortar specification to inform future works. Subject to the works being carried out in accordance with the schedule of repairs, this element of the proposal would have a neutral impact.

New path

The proposed plans also include a new path to be created around the perimeter of the building. There are no listed building consent concerns with the new path, subject to appropriate finishes, which are to be proposed at a later date. However, these works would also require planning permission, in addition to listed building consent. There is a tree preservation order covering the area around the building (TPO/050 refers). Arboricultural information has been submitted but this does not fall within the remit of the listed building consent application and has not been covered. The impact on protected trees would be a material planning consideration as part of any planning application.

Heritage Conclusions

The works are largely minor in nature and the harm could be largely mitigated through condition, including ensuring that the concrete repairs are carried out in an appropriate colour and finish.

There would be some less than substantial harm from the removal of the asbestos. However, given the risks and the potential limitations that this would bring for the

building's future use, it is considered that the removal has been adequately justified. The harm from its loss can also be largely mitigated by appropriate detailing (to be secured by condition).

Overall, it is considered that the public benefits derived from the enabling works, which would enable the building's future use, outweigh the minor less of less than substantial harm identified.

Nature Conservation – Protected Species

A preliminary ecological appraisal was submitted as part of the application. This was reviewed by Greater Manchester Ecology Unit (GMEU), who initially advised that further surveys would be required prior to determination of the application.

Following further discussions and clarification regarding the scope of the works, the applicant has provided a set of reasonable avoidance measures. These have been reviewed and accepted by GMEU. A condition will be imposed requiring the works to be carried out in accordance with the approved reasonable avoidance measures.

Subject to this condition, it is considered that the proposals would not result in harm to any protected species.

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 permission relates to the following plans and documents:

- HCO-SEV-ZZ-ZZ-DR-A-00500 P01 - Site Location Plan
- HCO-SEV-ZZ-00-DR-A-00503 P02 - Proposed Site Plan -Enabling Works
- HCO-SEV-ZZ-00-DR-A-00580 P03 - Ground Floor Plan showing Enabling Works
- HCO-SEV-ZZ-ZZ-DR-A-00583 P01 - Existing Elevations showing Enabling Works
- HCO-SEV-ZZ-ZZ-DR-A-00584 P01 - Existing Sections showing Enabling Works
- Schedule of Works, reference HCO-SEV-XX-XX-RP-A-09900 P01, Dated 15 February 2024
- Preliminary Ecological Appraisal Report BY SEED Arboricultural Ltd, reference 1697B-PEA-V1-A
- Reasonable Avoidance Measures for Bats, by SEED Arboricultural Ltd, received 14 May 2024
- Asbestos Refurbishment Survey by A & L Consultants Ltd, reference 37263
- Product Data Sheet - Sikagard-675 W GB Elastocolor

And the works shall be carried out in complete accordance with the drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works 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 works shall take place in accordance with the approved Reasonable Avoidance Measures for bats, provided by SEED Arboriculture Ltd, received on 14 May 2014

Reason: to ensure that any bats on or around the site are protected during the works and to accord with policies GM7 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Prior to any works taking place to remove the asbestos from the site, a method statement shall be provided for its removal. This shall include a scheme for the protection of existing features during the removal works, as well as details of the tools to be used and methods for removal.

Reason: to minimise any damage to the existing features, as a result of the asbestos removal works.

5. Prior to any works to remove the asbestos taking place, the following shall be provided to and agreed in writing by the local planning authority:
 - A full photographic record of the existing asbestos finishes
 - A detailed plan showing how the existing asbestos finishes will be replicated with the new material
 - Details and samples of the new material to match the existing as far as possible, in terms of colour, texture and appearance.

Reason: to ensure that the replacement for the asbestos cladding matches the existing insofar as possible in terms of colour, texture and appearance, in order to preserve the special architectural and historic interest of the listed building.

6. All concrete repairs shall be carried out in accordance with the approved schedule of works, using Sikagard-675 W GB ElastoColor in RAL colour 7044.

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.

Procedure Statement

Not applicable

Notes for Applicant:

Please note that planning permission is required in addition to listed building consent for the proposed perimeter path.