

APPLICATION NUMBER: 24/01063/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01063/LBC

CASE OFFICER

Bob Melling

DETERMINATION DATE 24.12.2024 EXT OF TIME 10.01.2025

Address: Middleton War Memorial, Manchester Old Road, Middleton, M24 4EB

Proposal: Replace damaged roof trusses, replace broken slates to match existing, replace ceiling boards to match existing and replace stolen lead valleys using zinc sheeting.

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

CHECKED AND SIGNED OFF BY: LA

DATE: 07.01.25

SITE

The application relates to Middleton War Memorial, a Grade II listed memorial garden fronting Manchester Old Road. The early 20th century memorial is recognised for the architectural quality of its structures with well-designed and detailed perimeter walls and a loggia of warm orange brick with stone dressings.

PROPOSAL

Listed building consent is sought for the replacement of missing or damaged slates, the replacement of missing valley detail with zinc sheeting, the replacement of damaged roof trusses with hardwood oak, the replacement of damaged decorative timbers, the replacement of damaged plywood roof sheets, the replacement of missing point to ridge tiles with lime mortar and repairs to the cast iron gutter joints.

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) 1990

“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 Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

Policy JP-P2 Heritage

Adopted Rochdale Core Strategy (CS):

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P2	Protecting and Enhancing Character, Landscape and Heritage
P3	Improving Design of New Development
DM1	General Development Requirements

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Greater Manchester Ecology Unit

Bats

A preliminary roost assessment was undertaken on 22/07/2024 and comprised an internal and external inspection of the building. Several bat droppings were seen below the wall verge of the gable end facing the memorial gardens and a single bat dropping was seen closer to the access point. Three dusk emergence surveys were undertaken on 15/08/24, 23/09/24 and 28/09/24. Three common pipistrelle bats were seen to emerge from within the roof void above the Fusilier Lee Rigby Memorial on 23/09/24. A licence will still be required from Natural England for the loss of a small common pipistrelle bat roost. Given the low number of bats and common status of this species, I see no reason why the favourable conservation status of this species cannot be maintained through the provision of adequate mitigation.

As the works will require a licence from Natural England we would recommend that the following condition (BS4020:2013) be attached to any permission, if granted:

The following works (replace damaged roof trusses, replace broken slates to match existing, replace ceiling boards to match existing and replace stolen lead valleys using zinc sheeting) to the Middleton War Memorial, Manchester Old Road, Middleton shall not in any circumstances commence unless the local planning authority has been provided with either:

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

Conservation and Design

No formal comments submitted. Verbal conversation held confirming the proposal would have neutral impact on the significance of the heritage asset.

Joint Committee of National Amenity Societies

No comments received at the time of writing.

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties, a site notice was posted within the vicinity of the host property and a press notice. No comments were received.

ANALYSIS

Heritage

The proposal seeks consent for reparatory works following the theft of lead valleys and other criminal damage. Therefore, the works are necessary to ensure that the building is watertight in order to prevent further degradation and loss of historic fabric. With this in mind, it is considered that the proposed works would not affect the special interest of the building.

The proposed plans indicate the use of appropriate materials including matching slate. A condition is recommended requiring the works to be carried out in accordance with the materials specified in application form.

Subject to the condition regarding materials, it is considered the proposed alterations would have a neutral impact on the significance of the designated heritage asset.

Ecology

Paragraph 187(d) of the NPPF requires planning decisions to minimise impacts on and provide net gains for biodiversity, including incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

The Greater Manchester Ecology Unit were consulted on the proposals and suggested that it would be possible to carry out the work without impacting the favourable conservation status of the identified bat species.

Given the proposals would result in the loss of a small common pipistrelle bat roost, a licence from Natural England is required.

Subject to the condition regarding this licence, it is considered that the proposed works would be possible without resulting in a harmful impact on biodiversity, in accordance with the NPPF.

RECOMMENDATION

Grant 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:

- Hardstanding Areas Plan. Dwg no. A1/2004258/01
- Hardstanding Areas Plan. Dwg no. A1/2004258/02
- Roof Detail. Dwg no. A1/2004258/02
- Roof Truss Detail. Dwg no. A1/2004258/03
- Hardstanding Areas Plan. Dwg no. A1/2004258/04
- Location Plan. Dwg no. A1/2004258/05

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

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. The materials used in the construction of the exterior of the works hereby consented shall be in accordance with the details included within section 9 of the planning application form.

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 shall not commence unless the following has been submitted to and approved in writing by the local planning authority:

- a) a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: In the interest of statutorily protected species.