APPLICATION NUMBER: 19/00073/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00073/LBC	David Allen	13 March 2019

Address: Alkrington and Providence URC War Memorial Manchester New Road Middleton M24 1LB

Proposal: Repair works to war memorial including dismantling, re-bedding, rebuilding and repointing

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/A	**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

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT

CHECKED AND SIGNED OFF BY: AT **DATE: 15.03.19**

SITE

The application relates to the war memorial set within the grounds of the Alkrington and Providence United Reform Church on Manchester New Road in Middleton. The war memorial is set to the north of the church building and south of the associated car park and is surrounded by a network of tarmac paths and lawned areas.

The church is an attractive single-storey building constructed predominantly of red brick and was built during the interwar period as part of the development of the wider Alkrington Garden Village – the building itself is not listed.

The war memorial itself is Grade II listed. It dates from the interwar period, containing a date stone 'AD 1929', and was erected to commemorate both the union of Salem and Alkrington chapels and those from the Salem congregations who fell during the First World War. Another stone tablet was added to the memorial in 1955 to record the fallen of the Second World War. The memorial is set at the focus of the small memorial garden and is of an unusual 'Moderne' style.

PROPOSAL

The application submission notes that the base of the memorial has become damaged as a result of previous inappropriate repairs, with existing mortar between stones now damaged and failing and some movement now present within individual blocks, suggesting that re-bedding is necessary.

The application seeks listed building consent for repairs to the memorial comprising dismantling, re-bedding, rebuilding, repointing and cleaning. The application is accompanied by a detailed works methodology, which provides full detail of the proposals and is considered in further detail below.

RELEVANT PLANNING POLICY

Planning (Listed Building and Conservation Areas Act) 1990 (as amended)

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 of historic interest which it possesses.

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

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

RELEVANT SITE HISTORY

04/D44682	Use of land for the construction of a 16 space car park – Refused, appeal withdrawn

05D45154 Use of land to form 11 space car park – Granted STC

CONSULTATION RESPONSES

Conservation and Design –
Comments Received 12.02.2019

Summary
This application is supported for approval, subject to the inclusion of the suggested pre-commencement conditions.

Significance Assessment
The Alkrington & Providence War Memorial is a Grade II listed building, designated in recognition of its architectural, historic and communal values. The sandstone memorial is situated atop a plinth which is beginning to deteriorate, creating an unstable platform for the Memorial.

Unfortunately, the memorial was subject to inappropriate repairs, during which a lime mortar mixture with added cement was used to repoint the widened joints in the plinth. Due to the nature of the differing materials the pointing is now failing and this is allowing excessive water ingress to penetrate between the masonry blocks, in turn allowing freeze thaw action to take place which is jacking the masonry plinth apart.

As the foundation conditions below the plinth are unknown it is considered that the proposal to down take and re-bed the memorial before stabilising it is appropriate. The memorial must be carefully surveyed and recorded, along with individual masonry elements being numbered, before being dismantled to ensure it is rebuilt on a like for like basis.

The rebuilding of the memorial may require some structural intervention to ensure its structural stability however, overall the proposal will create an enhancement to the designated heritage asset (NPPF, paragraph 192).

Impact Assessment
The proposal will create enhancements to the designated heritage asset through the stabilisation of the memorial and the reintroduction of traditional materials (NPPF, paragraph 192).

Public Benefit Assessment
The proposed scheme will ensure this heritage asset is preserved for generations to come.

Conclusion
The proposal is supported for approval, subject to the inclusion of the suggested pre-commencement conditions.

Suggested Pre-commencement Conditions
1 Work Methodology – to be provided and agreed
2 Structural Interventions – following the assessment of the Memorial full details of the proposed structural interventions should be submitted and agreed before remedies are completed.
3 Mortar – specification details and sample panel on site to be provided.
4 Cleaning – methodology to be provided and agreed.

Comments Received 04.03.2019

Summary

This application is supported for approval. The additional information provided has omitted the need to include pre-commencement conditions on this consent.

Significance Assessment
Following on from a contractor being appointed and the previous consultation it is apparent that the chosen craftspeople are appropriately experienced. Agreement for the Memorial not to be cleaned has been made and to this extent the details of the cleaning methodology are no longer required. The works methodology, as provided in the contractor quote has now been supplemented by the additional information provided by the contractor, specifically the RAMs and the COSHH Assessment. The proposed mortar mix is - 1 part NHL 3.5 : 2 parts Leighton Buzzard sand and 1 part Nosterfield Grit sand. This is considered to be an appropriate mix.

Impact Assessment
The proposal will create enhancements to the designated heritage asset through the stabilisation of the memorial and the reintroduction of traditional materials (NPPF, paragraph 192).

Public Benefit Assessment
The proposed scheme will ensure this heritage asset is preserved for generations to come.

Conclusion
The proposal is supported for approval.

Historic England - Thank you for your consultation regarding the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions.

REPRESENTATIONS

Notification letters were sent to surrounding neighbours, a notice displayed within the vicinity of the site and a notice placed in the local press. No representations have been received.

ANALYSIS

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant permission for works which affect a listed building or its setting, 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.

'Significance' with regard to heritage assets is defined by the NPPF as:

> *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

In accordance with paragraph 189 of the NPPF, the applicant has submitted a heritage statement in support of the application. The building was first listed at Grade II on 2nd February 2017, the listing text of which notes the following as the principal reasons for designation:

- Historic interest: as an eloquent witness to the tragic impacts of world events on the congregation of the chapel, and the sacrifices it made in the conflicts of the C20;

- Design interest: an unusual Moderne style war memorial, that is well-executed and fashioned in good quality materials.

In determining whether works to a listed building constitute harm, an important consideration is whether the works seriously affect a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. In this particular case, the proposed works relate solely to the repair and conservation of the affected asset.

The memorial is situated atop a plinth which is beginning to deteriorate, creating an unstable platform. Unfortunately, the memorial was subject to historic repairs, during which a lime mortar mixture with added cement was used to repoint the widened joints in the plinth. Due to the nature of the differing materials the pointing is now failing and this is allowing excessive water ingress to penetrate between the masonry blocks, in turn allowing freeze thaw action to take place which is jacking the masonry plinth apart.

The foundation conditions below the plinth are unknown and the application therefore proposes that the memorial is taken down and works undertaken to re-bed the memorial before stabilising. This will be undertaken by cutting out existing joints and beds and carefully separating the stone units using hand tools, assisted by lifting equipment. Works will then be undertaken to clean joints and beds of the residual mortar and the stones will be numbered and placed on suitably protected pallets ready for re-fixing. Existing cramps and other masonry fixings will be removed as work proceeds. The masonry will then be returned to the work area for rebuilding in the proper sequence and to reproduce the existing elevations. On completion of the fixing work the beds and joints will be repointed using lime mortar.

The application has been reviewed by the Council's Conservation Officer, who has recommended the scheme for approval, on the basis that the repair works and reinstatement of appropriate mortar will halt the degradation of the asset, enhance the listed building and the re-bedding and rebuilding will ensure that the memorial remains stable in the future.

It is noted that the dismantling works may reveal a need to provide additional support to the structure of the memorial; however, it is impossible to determine the extent of these works e.g. internal dowling, without deconstructing the memorial first. Accordingly, a condition is recommended requiring submission and approval of a scheme of such measures prior to rebuilding of the memorial.

Whilst it is acknowledged that there may be a requirement to carry out structural stabilisation, including the addition of alien materials, this will be confined to the internals of the structure and overall the proposal will result in enhancement to the asset through the stabilisation of the memorial and the reintroduction of traditional material, in accordance with paragraph 192 of the NPPF.

It will be necessary to carefully survey and record the memorial prior to works commencing. Each individual masonry element must be identified and temporarily numbered for storage purposes before being dismantled to ensure the memorial is later rebuilt on a like for like basis. A condition to this effect is recommended below.

Two accompanying method statements have been submitted to the LPA, alongside a proposed specification for the lime mortar mix. Conditions are proposed requiring works to be carried out in accordance with the method statements and also requiring the presentation of a sample panel of the mortar on site for approval by the LPA prior to its use in rebuilding the memorial.

The cleaning of the memorial, following completion of reconstruction works, would be carried out by suitably qualified contractors using the proprietary DOFF system by Stonehealth. The methodology has been reviewed by the Council's Conservation Officer and is considered acceptable; a condition requiring that any cleaning is undertaking in accordance with the approved system is recommended.

Conclusion

The proposed scheme of repairs would result in a positive impact upon the listed structures themselves enhancing the significance of the assets. With regards to sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), the proposed works would not result in the loss of any features of special architectural or historic interest, and would not harm the significance of the listed building or its setting. It is noted that the works would result in an enhancement of the heritage asset, through protection of the historic masonry and the reintroduction of a traditional material, and the re-bedding of the memorial will ensure the structural stability of the asset enabling its protection for generations to come. The proposal therefore complies with Sections 16 and 66 of the Act, the relevant requirements of the NPPF and the Rochdale Core Strategy.

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 permission relates to the following plans and documents:

- Location Plan ref. p4buk/306378/416604
- GA of War Memorial ref. 7766-100-001 rev. P2
- Alkrington & Providence URC War Memorial Works Schedule
- Method Statement – Repair to the monument plinth stone and repointed dated 28.02.2019
- Method Statement – Raking and pointing dated 28.02.2019
- Safety Information – Natural Hydraulic Lime version 1.0 dated 14.12.2015
- COSHH Assessment dated 28.02.2019

and the works shall be carried out in complete accordance with these drawings 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, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

3 No works shall take place until such time as a detailed survey record of the memorial, including a condition survey of the memorial identifying specific areas of defect, and a labelled schedule of component parts has been submitted to and approved in writing by the Local Planning Authority. In

dismantling the memorial, each component part shall be appropriately temporarily labelled in accordance with the duly approved parts schedule and retained as such for the duration of the works.

Reason: In order to ensure that an accurate record is provided of the existing condition and make-up of the memorial and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 The works shall be undertaken in accordance with the approved method statements 'Method Statement – Repair to the monument plinth stone and repointed' (dated 28.02.2019) and 'Method Statement – Raking and pointing' (dated 28.02.2019).

Reason: In order to ensure that the memorial is appropriately restored and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 No works for the rebuilding of the memorial shall take place until such time as a sample panel of the lime mortar has been made available on site for inspection and has been approved for use in writing by the Local Planning Authority. Works of repointing shall thereafter be undertaken using only the duly approved lime mortar specification.

Reason: In order to ensure that the memorial is appropriately restored and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 The rebuilding of the memorial shall be undertaken so as to reinstate the form and arrangement of the structure as detailed in the survey record and schedule of component parts as approved pursuant to the provisions of condition 3 of this consent. Rebuilding of the memorial shall be completed not later than the expiration of six months beginning with the date on which works for dismantling of the memorial commenced.

Reason: In order to ensure that the memorial is appropriately reinstated and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 No works for the re-bedding and rebuilding of the memorial shall take place until such time as a detailed scheme of works and specification of all additional structural interventions required to ensure the future stability of the memorial has been submitted to and approved in writing by the Local Planning Authority. The rebuilding of the memorial shall be undertaken in accordance with the duly approved scheme.

Reason: In order to ensure that the memorial is appropriately reinstated and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act

1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 Cleaning of the memorial masonry shall be undertaken using only the proprietary DOFF system and shall not be carried out other than by suitably trained and accredited persons.

Reason: In order to ensure that the memorial is appropriately cleaned and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Notes for Applicant:

Report Author David Allen