APPLICATION NUMBER: 21/00258/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00258/LBC	Ryan Killeen	21 April 2021

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

Proposal: 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.

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

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

RECOMMENDATION	

CHECKED AND SIGNED OFF BY: EH **DATE: 11 May 2021**

SITE

This application relates to Alkrington Hall, a three storey, Grade II* Listed Building dating from the early 18th century. The property is a product of Giacomo Leoni, a pioneer of Palladianism in England, a movement which saw the revival of 16th Century Venetian architecture, and was built for Sir Darcy Lever in 1735. The building currently comprises two dwellinghouses following subdivision.

The property has subsequently been formed with significant influence of Mediterranean design, with the final form akin to a large Roman Villa. The property is sited atop of a 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 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 fiat 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 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.

Alkrington Hall is also sited adjacent to Home Farm Dairy, a former stables/workshop which has been converted into two-dwellings in the 1990s. This building is also believed to have been designed by James Leoni and holds some group value with the main hall.

PROPOSAL

This application seeks consent for a number of repair works which seek to resolve a series of unsympathetic works that have degraded the quality of the heritage asset in recent years, ultimately seeking to reinstate traditional materials, and restore the historic fabric of the property.

This includes:

- 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.

A method statement has been supplied which goes into detail over the materials to be used and methods of application/installation.

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 listed building consent 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 is possesses.

National Guidance

National Planning Policy Framework (NPPF) February 2019
National Planning Practice Guidance (NPPG)

Core Strategy (CS):

The Core Strategy was formally adopted by the Council on 19th October 2016 and partially replaces the 2006 Unitary Development Plan. The following policies are relevant:

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

94/D30568 Erection of Four Private Garages, Perimeter Wall and Railings
Granted STC – June 1994

93/D29297 Alterations to Listed Building to Form Four Self Contained Dwellings
Granted STC – October 1993

92/D28082 External and Internal Alterations to Restore Building and Form Self Contained Flats
Granted STC – February 1993

REPRESENTATIONS

Letters of notification were sent to all surrounding properties, a notice placed in the vicinity of the site and a press advert issued. No responses were received.

Consultation Responses

Conservation Officer

Alkrington Hall is a 19th century manor house designated as a Grade II* listed building. The significance of the asset is embodied within its architectural and historical values as an impressive classical manor house by Giacomo Leoni for Darcy Lever. The house is now subdivided in to two residential dwellings and informal pre-application advice has been undertaken with the new owner of Alkrington Hall West.

The proposed works seek to undertake a large amount of repair and maintenance works following a series of unsympathetic works that have been completed in an ad hoc nature over recent years.

The planned repair works and reinstatement of traditional materials will create an enhancement to the designated heritage asset and will protect the historic fabric of the building.

Similarly, the reinstatement of the French drain adjacent to the property will increase the efficiency of the drainage surrounding the building, ultimately diverting water away from the building and enabling the dampness identified in the basement to be reduced considerably.

Detailed works specifications for the removal of the pointing, re-pointing, replacement of brick and stone, re-pointing chimneys, roof repairs and rainwater good repairs. The provision of such information has negated the requirement for pre-commencement conditions.

To conclude, the proposal will create an enhancement to the designated heritage asset and subsequently this application is supported for approval.

Historic England

Summary: No comments, seek the views of local conservation expert.

ANALYSIS

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant listed building consent for development which affects 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.

The Framework and Policies of the adopted Rochdale Core Strategy are consistent with the above.

Paragraph 193 of the Framework states that; “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.”

Paragraph 196 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, including securing its optimum viable use.”

Policy P2 of the adopted Rochdale Core Strategy states that the borough's heritage will be promoted by "Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings."

In assessing the impacts of the proposed works, consultation was carried out with the Council's Conservation Officer who has provided a detailed assessment of each of the proposed work elements. Each is explored in detail below:

Repair Works and Reinstatement of Traditional Material

These works comprise:

- The removal of cement mortar which is not original to the property
- The removal of defective bricks, cleaning of the cavity and replacement with matching reclaimed brick, re-laid on lime mortar with repointing with hot-lime mortar.
- Sandstone replacement with stone carved by heritage stonemason, repair and refurbishment with non-evasive steam cleaner
- Repointing of brickwork with hot lime mortar
- Roof works comprising cleaning, replacement of defective roof tiles, replacement hip and ridge tiles
- Replacement of lead flashings
- Chimney repairs including replacing and repointing mortar, replacement lead flashing
- Refurbishment of Rainwater pipes and replacement of 2no. soil pipes with re-cast lead down pipe.

Such repair works are considered to result in enhancement of the heritage asset through reinstatement of original materials, and removal of unsympathetic works. The Council's Conservation Officer has reviewed the submitted method statement and agreed materials with the applicant, concluding that the works would, protect the historic fabric of the building and create an enhancement to the Heritage Asset.

Reinstatement of French Drain

The choice to reinstate a French Drain would help to ensure the longevity of the building through diverting harmful water flows away from the foundation structure of the building, reducing water ingress and damp substantially. Such works are considered to create an enhancement to the designated heritage asset.

Summary

In summary, with regard to sections 16 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. It is not considered that there exists any conflict between the proposals and the ongoing conservation of the heritage asset and the proposal is considered to accord with policies P2 and P3 of the adopted Rochdale Core Strategy and the requirements of Chapter 16 of the National Planning Policy Framework. The building is suffering from a significant number of repair needs. The proposed external works would neither remove nor harm the aesthetic quality of the heritage asset and have been designed instead to enhance the significance of the Grade II* building.

No harm has been identified to the historical significance of the designated heritage asset, and as such no balancing act is required. Nonetheless, it is considered that public benefit would arise through the reinstatement of traditional materials and finishes.

Overall it is considered that the proposed works contained within this application will create an enhancement to the designated heritage asset (NPPF, paragraph 192). This will be achieved through the stabilisation of historic fabric and the re-introduction of traditional materials and designs.

RECOMMENDATION

Approve subject to the following conditions:

1. The works must be begun not later than 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:-

   - Location Plan
   - Method Statement by Lime Masters Limited, received 22/02/2021

   and the works shall be carried out in complete accordance with these 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 Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

Notes for Applicant:

Report Author Ryan Killeen