

Ward: Prestwich - Holyrood

Urgent Item

Location: HEATON PARK CONGREGATIONAL CHURCH, NEWTOWN STREET,
PRESTWICH

Proposal: APPLICATION FOR VARIATION OF CONDITION 12, RELATING TO FIRST
OCCUPATION OF RESIDENTIAL UNITS, ON PLANNING APPLICATION
43014 AND LISTED BUILDING CONSENT 43005 - NEW CHURCH WITH 7
NO. APARTMENTS ABOVE & CONVERSION OF EXISTING CHURCH INTO
16 NO. APARTMENTS

Application Refs: 43750/ 43756

App Type: Full/ Listed Building Consent

Statutory Expiry Date: 07 February 2005

Recommendation: Approve Variation of Condition No.12

Description

These two applications relate to previous applications (Full Planning and Listed building Consent) on the site to convert the grade 2 listed church into apartments and build a new church/community facility with residential units above. The Planning Control Committee was Minded to Approve both applications subject to legal agreements relating to recreational provision on 28th September 2004. The subsequent legal agreements were completed and decision notices dispatched in December 2004.

The original condition (no.13) attached to both approvals states:

Prior to the first occupation of the converted church or new community building, all conversion and restoration works on the listed church building shall be completed to the written satisfaction of the Local Planning Authority.

The reason for the condition was to ensure that all works to the Listed church building are completed in the interests of amenity and in order to preserve features of special architectural or historic interest and as provided for under section 17(1)a of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The applicant requests that the condition be varied to allow the occupation of the new church and residential units within the new building prior to completion of the listed church. In order to assuage the concerns of the Local Planning Authority, the applicant has proposed a phased programme of works as follows;

Phase One

Works to Listed Church

- Internal steelwork and floors to stabilize and secure the building.
- Removal of roof and reslating.
- Complete all brickwork repairs (repointing etc as required).

Other works

- Demolish 'Over 60's' Clubhouse
- Construct new build church/ community facility and 7 apartments in the new building.

The applicant would only sell the 7 apartments after completion of all works within phase

one.

Phase Two

Complete the works to the listed church.

The applicant states that these works to the listed building within phase one would cost an estimated £300,000 and secure its stability and external visual appearance.

It would be the applicant's intention to sell the completed residential units within the new building and use the finance raised to complete the works on the church and the rest of the site. Whilst allowing the essential economic flexibility, the initial investment in the church indicates, to a degree, the applicant's intention to complete the works to the listed church.

Relevant Planning History

43014/04 Conversion of church to residential (16 Units), new church and community facility with residential (7 units) above **Approved 1/12/05**

43005/04 LBC - Conversion of church to residential, new church and community facility with residential above **Approved 1/12/05**

Publicity

Immediate neighbours. No objections received.

Consultations

None.

Unitary Development Plan and Policies

EN2/3 Listed Buildings

Issues and Analysis

This original condition subject to the previous applications relate to the Council's wish to ensure that the listed church building is restored whilst allowing the new build part of the development to take place.

It is clear that the original condition was reasonable and necessary. However as the applicant's suggested alteration ensures the same outcome i.e. the protection of the listed church building, but with increased flexibility in terms of economic viability, it would be unreasonable to resist.

The Local Planning Authority is satisfied that the alternative phased programme of works put forward by the agent will still ensure that the listed building's future is secured, as far as it can be through the development control process.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed above and the reason for granting permissions can be summarised as follows;-

The Council is satisfied that the revised condition would ensure that listed church building is appropriately restored. There are no other material considerations that outweigh this finding.

Recommendation: Approve Variation of Condition No12 on Applications 43005 and 43014

Conditions/ Reasons

12. The development shall follow the details of the phasing as set out in the supporting

letter, dated 30th November 2004 from Z Architecture and Design. There shall be no variation from the approved phasing without the prior written approval of the Local Planning Authority.

Reason. In order that all works to the Listed Building are completed in the interests of amenity.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

