



CCPHAL LTD

PUBLIC, 9 STEVENSON SQUARE

Planning and Heritage Statement





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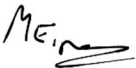
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1 INTRODUCTION

- 1.1.1. This Planning and Heritage Statement has been prepared by WSP on behalf of CCPHAL LTD (the Applicant) in support of a full application for external alterations and creation of an area of outdoor seating at 9 Stevenson Square, Manchester, M1 1DB ("the Site").
- 1.1.2. This application seeks permissions for:
- "Creation of external seating area, installation of wall mounted lights, wall mounted retractable parasols, front entrance door, replacement roller shutter, signage and rear ventilation equipment".*
- 1.1.3. This statement considers the planning matters associated with the development, including an assessment of the significance of identified designated heritage assets and the impact on the proposed development. It demonstrates that the proposal is acceptable for the building and surrounding area and that the proposal is compliant with local and national policy.
- 1.1.4. To provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
- A description of the application site and surrounding area;
 - A review of the application site's planning history;
 - An overview of the proposal;
 - A review of the relevant national and local planning policy guidance; and
 - An appraisal of the proposal against its planning policy context.
- 1.1.5. This planning and heritage statement is supported by a suite of architectural drawings and supporting documents which should be read alongside this report.

1.2 SITE AND SURROUNDS

- 1.2.1. The application site relates to the ground floor unit and rear of Habib House, 9 Stevenson Square. The building is situated on the corner of Lever Street and Stevenson Square. The rear of the building is accessed from Stevenson Place.
- 1.2.2. The site is in a highly accessible location within the heart of Manchester's Northern Quarter. Several bus routes serve the Northern Quarter, and the area is also easily accessed from the Metrolink network (Market Street / Shudehill / Piccadilly Gardens) and railway stations.
- 1.2.3. The wider building comprises offices on the upper floors, with ancillary storage at ground and basement level. The ground floor unit was occupied as Habib Bank A G Zurich and associated office uses previously.
- 1.2.4. Planning permission was granted in 2017 for a change of use from ancillary office storage (former Use Class B1) to a basement bar. The consent was however never implemented, and the site has remained vacant since. The consent has now expired.
- 1.2.5. A site location plan can be found at **Appendix A**.

- 1.2.6. The surrounding area is characterised by commercial buildings with retail and food and drinks businesses at ground floor. Stevenson Square has been pedestrianised and filled with tables and chairs, creating a bustling environment for diners to enjoy.
- 1.2.7. The uses directly adjacent to the application site are Hula Bar (basement level), Quarter House (ground floor) and Fitzgerald (upper floors) at 11 Stevenson Square. To the west of Lever Street, on the other side of the road, there are food and drinks business at ground floor (Flok, Eastern Bloc) with commercial uses on the upper floors.
- 1.2.8. The building is located within Manchester's Northern Quarter and lies within the Stevenson Square Conservation Area. A map of the Conservation Area is provided in **Appendix B**. The building is not listed.
- 1.2.9. Photograph 1 shows the existing building with the ground floor unit to which this application relates outlined in red.



Photo 1. Application site, with the ground floor unit outlined in red. Source: Google maps.

1.3 PLANNING HISTORY

- 1.3.1. An online planning history search has been undertaken using Manchester City Council's online search tool.
- 1.3.2. Two planning applications have been identified which are available to view online. The first relates to an expired planning permission for the change of use of the basement unit from ancillary office space to a bar (ref: 113981/FO/2016), and window replacements which were carried out as part of a wider programme of refurbishment of the wider building (ref: 108582/FO/2015/C2).
- 1.3.3. We have contacted Manchester City Council's planning team to request copies of any consents which pre-date the online system. We have been advised that there are two records available on

microfiche which date back to the 1950s, but these records are not currently available to view as office staff are working from home due to the Covid-19 pandemic.

- 1.3.4. There is no record of the original planning permission for the application site, however, as the ground floor unit has been in a Class E use for over 10 years, this confirms the lawful use as Class E.
- 1.3.5. The relevant planning history records are summarised in table 1-1 below.

Table 1-1 – Planning History

Reference	Description	Status
113981/FO/2016	Change of use of basement from ancillary storage to a bar and associated works including replacement doors and roller shutter creation of external seating area to rear, demolition of existing rear railings and erection of new wall	Approved 13 Jul 2017 The change of use was not implemented
108582/FO/2015/C2	Replacement of all windows of the first, second and third floors of the Stevenson Square and Lever Street elevations of the building and all windows of the Stevenson Place and rear yard elevations.	Approved 31 Jul 2015

GROUND FLOOR UNIT

- 1.3.6. The ground floor unit was occupied as Habib Bank A G Zurich and associated office uses previously.
- 1.3.7. In 2018 the ground floor unit was occupied as a print shop (former Use Class A1), the change from a bank (Use Class A2) to retail was carried out under Class E, Part 3 of the General Permitted Development Order (2015). The ground floor unit operated as a print shop and has been vacant since its closure.

BASEMENT UNIT

- 1.3.8. Planning consent was granted in 2017 for the change of use of the basement unit from ancillary office storage to a bar (ref: 113981/FO/2016). The planning permission was never implemented and as such, the consent has now expired. The use of the unit therefore remains as ancillary office storage.

2 PROPOSED DEVELOPMENT

2.1 PRINCIPLE OF USE

- 2.1.1. As set out in Section 1, the established use of the unit is as ancillary office space at basement level and a bank at ground floor.
- 2.1.2. Ancillary office space (former Use Class B1) and Financial Services (former Use Class A2) both now fall within Use Class E – Commercial, Business and Service, as defined in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.
- 2.1.3. The ground floor unit to which this application relates is going to be occupied as an independent restaurant / café operator, Public. Public will be serving food and drinks in an informal dining setting, operating as a café / restaurant.
- 2.1.4. A restaurant / café use falls within Use Class E (Commercial, Business and Service). As the existing established uses of the application site (bank and office storage) also fall within Use Class E, planning permission is not required for Public to occupy the building.
- 2.1.5. This application therefore relates only to the use of the pavement as outdoor seating for the café and external alterations to facilitate the use. Advertisement consent is being sought for the projecting sign.
- 2.1.6. The premises will be licenced. Licencing and pavement licencing is being sought separately by the applicant.

2.2 PROPOSED DEVELOPMENT

- 2.2.1. The proposed development comprises:

“Creation of external seating area, installation of wall mounted lights, wall mounted retractable parasols, front entrance door, replacement roller shutter, signage and rear ventilation equipment”.

EXTERNAL SEATING

- 2.2.2. An area of external seating will be provided at the front of the unit, on the pavement of Stevenson Square.
- 2.2.3. The seating area will comprise:
 - 5 no. tables;
 - 15 no. chairs;
 - 2 no. Solero P6 Duo retractable Parasols (four canopies in total) in grey taupe;
 - 5x fixed terrace planters (1300w x 600h x 400d) of weathered unvarnished pine with garden style perennials, low maintenance plants in green / grey / wine / red tones; and
 - External enclosure barrier
- 2.2.4. Climbing Plants are proposed along the front facade in-between windows, to be fixed with a minimal wire structure to allow the plants to grow up the facade. Please note ivy will not be used, the plants will not cause damage to the front of the building. The plants have been specially selected by a landscape architect for their growing habit, to ensure the plants will not damage the building façade.
- 2.2.5. The external seating area will be used at the following times:

Monday - Tuesday: 0900 – 2300 h.

Wednesday: 0900 – 2300 h.

Thursday: 0900 – 2300 h.

Friday - Saturday: 0900 – 2300 h.

Sunday: 0900 – 2300 h.

2.2.6. An acoustic assessment has been prepared by AEC which considers the acoustic impact of the external seating proposed. The assessment concludes that the proposal would not lead to an adverse impact with regards to noise and amenity, and is therefore acceptable in this regard.

2.2.7. There will be no amplified sound or music played in the proposed external seating area.

EXTERNAL ALTERATIONS

2.2.8. The external alterations to the building include installation of wall mounted lights, entrance door, replacement shutters and installation of ventilation equipment to the rear elevation to facilitate extraction of the cooking equipment.

Wall mounted lights

2.2.9. Three wall mounted lights are proposed. The lights are Astro Lighting Pimlico 500, measuring H500 x W154 x D212 mm. Full details are provided in the submitted drawing pack.

2.2.10. The wall mounted lights will be installed on the front elevation evenly spaced between the windows, which will provide ambient lighting for customers in the evening. The lights proposed are discrete in size and positioning, with a high-quality bronze finish. They are in keeping with examples nearby and are of a high-quality design appropriate for the Conservation Area.

Wall mounted retractable parasols

2.2.11. Two wall mounted parasols (Solero Prostor P6 Pro Duo Parasol with wall mounted fixings) are proposed to the front elevation. The parasols will attach to the brickwork, centrally mounted between the windows. Each parasol has two arms, providing two taupe grey canopies above the proposed seating area. Full details of the canopies and the wall fixing detail is provided in the submitted external canopy drawings.

Entrance door and roller shutter

2.2.12. The existing entrance comprises a roller shutter only. This proposal seeks to replace the existing roller shutter with a new crittal-style main entrance door and a new roller shutter. The new door is modern in design and will complement the windows and exterior of the building. A reference image of the roller shutter has been included within the proposed entrance elevational drawings.

Ventilation

2.2.13. New air conditioning and ventilation is proposed to facilitate occupation of the unit. The following is proposed to the rear elevation:

- High velocity (15m/s) vertical discharge riser duct and jet cowl with sound attenuator;
- High temperature extract fan with motor out of airstream;
- Fresh air intake louvre and exhaust air louvre applied to the rear window;
- Cold room condensing unit;

- Cellar condensing unit;
- AC1 Condensing unit;
- AC2 Condensing unit;
- Fire dampers.

2.2.14. The approximate location of the proposed external equipment is marked up in red on the photograph below. The rear courtyard is accessed from Stevenson Place, it is a servicing area and comprises an external staircase.



Figure 2-1 Photograph of the rear courtyard elevation showing approximate location of proposed ventilation equipment in red.

- 2.2.15. Four louvres are proposed to the basement windows on the Lever Street elevation:
- Two exhaust louvres (HRV1 and HRV2);
 - Two fresh air intake louvres (HRV1 and HRV2);
- 2.2.16. The approximate position of the louvres is marked up in Figure 2-2 below.
- 2.2.17. The AEC acoustic report proposes an acoustic limit of 49dB at the nearest noise sensitive receptor, for the external plant equipment. This limit will inform the ventilation equipment selected.
- 2.2.18. The kitchen extract vent system will feature silencers to ensure that noise levels remain below acceptable levels. The location of the equipment can be found in the drawing pack submitted with this application.

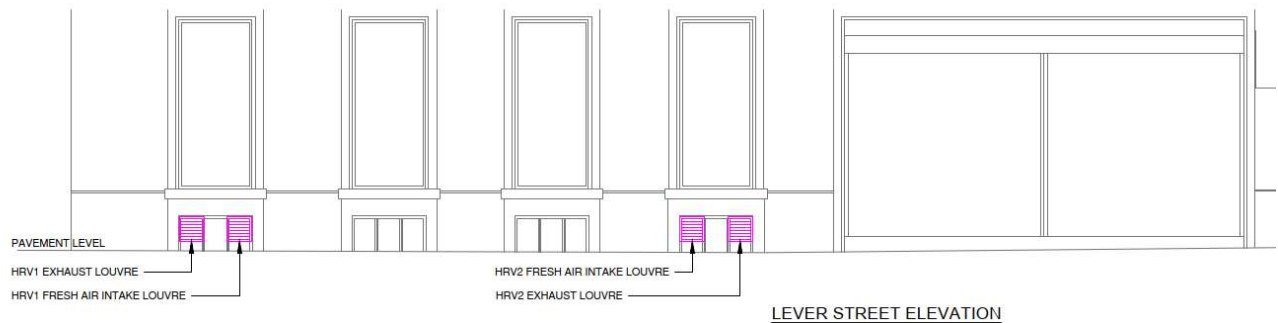


Figure 2-2 lever street elevation showing the position of the louvres in red.

SIGNAGE

2.2.19. New Public signage will be installed, the signage comprises:

- 1x internally projecting sign (810mm x 670mm x 140mm) will be attached to the front elevation of the building, adjacent to the main entrance door.
- 1x internally illuminated plaque (280mm x 160mm) will be attached underneath the projecting sign, set at a lower height.

2.2.20. This application seeks consent to display the projecting sign. The sign is made of clear acrylic with red neon tubing illuminating the letters. The signage is set 2.4m above the pavement, providing sufficient clearance for pedestrians and customers. The sign will be fixed to the wall with Powder coated steel bracket.

2.2.21. The plaque falls within the description of an advertisement in Class 2(B), as such advertisement consent is not required for this sign. Notwithstanding, details are provided for completeness.

2.2.22. The location is shown on the elevation plans and signage pack submitted with this application.

WASTE AND MANAGEMENT

2.2.23. Staff will be responsible for waiting tables and keeping the area tidy and free from litter. Waste will be stored at existing refuse facilities to the rear of the building and taken out to the collection point each day.

2.2.24. An operational statement has been provided with this application which sets out the management procedures for the unit.

CRIME IMPACT

2.2.25. Greater Manchester Police (GMP) have been contacted and have confirmed by email that a Crime Impact Statement (CIS) will not be required for this application.

DISABLED ACCESS

2.2.26. The external seating area to which this application relates will be fully accessible by wheelchair users.

2.2.27. There are steps adjacent to the front door but only 4 steps – a ramp will be on hand should it be necessary.

3 PLANNING POLICY CONTEXT

The aim of the following section is to demonstrate that the proposed works meet the requirements of local and national planning policy.

LOCAL AND NATIONAL PLANNING POLICY

- 3.1.1. The relevant planning policy is contained in the Manchester Core Strategy (CS) and the saved policies of the Manchester Unitary Development Plan (UDP) (adopted July 1995).
- 3.1.2. The National Planning Policy Framework (2021) is a material consideration.

ASSESSMENT AGAINST POLICY

Principle of development

- 3.1.3. The NPPF seeks to build a strong, competitive economy. Paragraph 81 states that planning decisions should help create the conditions in which businesses can adapt, expand and invest. Planning should operate to allow areas to build on its strengths, recognising and addressing the specific locational requirements of different sectors (paragraph 83).
- 3.1.4. CS Policy C1 (Centre Hierarchy) sets out that the City Centre will be the focus for commerce, culture, leisure and tourism. The site is located in the City Centre.
- 3.1.5. CS Policy C10 (Leisure and Evening Economy) states that new development that supports both the daytime and evening economy, that contributes to the vitality of district centres and supports a balanced and socially inclusive evening / night time economy will be permitted. Three considerations are provided, namely cumulative impact, residential amenity and balance.
- 3.1.6. This proposal is for external alterations, external seating and signage which will facilitate occupation of a vacant unit within the city centre. The development will therefore support the daytime and evening economy within an area identified as the focus for culture, leisure and tourism. The proposal therefore accords with CS Policies C1 and C10.

Amenity

- 3.1.7. CS Policy DM1 (Development Management) sets out development management requirements including appropriate siting, layout, massing, materials; impact on surroundings; impact on amenity including light, privacy and noise; accessibility for all; community safety and crime prevention and refuse storage and collection.
- 3.1.8. Saved UDP Policy DC26 aims to minimise the adverse impact of noise on noise-sensitive developments.
- 3.1.9. An acoustic assessment has been prepared by AEC and is submitted with this application. The assessment considers the acoustic impact of the external seating proposed and concludes that the proposal would not lead to an adverse impact with regards to noise and amenity.
- 3.1.10. The acoustic assessment also considers the installation of ventilation equipment to the rear elevation. The report sets acoustic limits for the ventilation equipment to accord with, which will inform the equipment specified at the detailed design stage.
- 3.1.11. The outside seating area represents a high quality scheme which will positively enhance the street scene, further detail is provided within the heritage assessment at Section 4.

- 3.1.12. No adverse impacts have been identified with regards to amenity. The proposal therefore accords with CS Policy DM1 and C10 and saved UDP Policy DC26 which seek to ensure that development would not result in a loss of residential amenity.

Heritage

- 3.1.13. Policy CC9 (Design and Heritage) requires that development preserves or enhances heritage assets.

- 3.1.14. Policy EN3 (Heritage) states that:-

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including...conservation areas.

- 3.1.15. Section 16 (paragraphs 189 – 206) of the NPPF is specific to conserving and enhancing the historic environment. In determining applications, the Framework also advises that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 194).
- 3.1.16. In accordance with saved UDP Policy DC18.1, the Council will give particularly careful consideration to development proposals within Conservation Areas and will seek to preserve and enhance their character by carefully considering the effect of major changes to the appearance of existing buildings.
- 3.1.17. In accordance with local and national policy, a heritage assessment has been undertaken which assesses the significance of the identified heritage assets, as found in Section 4. The assessment concludes that the proposal will preserve and enhance the character of the Conservation Area, and therefore is acceptable with regards to Local and National Planning Policy.

Signage

- 3.1.18. Paragraph 136 of the NPPF states that advertisements should be subject to control only in the interests of amenity and public safety, taking into account cumulative impacts. It emphasises that the quality and character of places can suffer when advertisements are poorly sited and designed. It also states that the adverts should not compromise safety and security or obscure highway sightlines and allow free movement along the public highway by all users.
- 3.1.19. Saved UDP Policy DC15 (adverts, hoardings and posters) states that applications for advertisement must be considered only in the interests of amenity and public safety. To accord with the policy, development should not harm the character or architectural features of the building, nor interfere with its proper use. Signage should be of an appropriate scale and relate properly to the site in which it stands. It must be unobtrusive and must not adversely impact road users or cause harm to pedestrians.
- 3.1.20. The site is a ground floor unit within the City Centre. The signage proposed will advertise the new unit occupier, Public.
- 3.1.21. The proposed signage has been designed to complement the character of the area. The signage will be limited to one projecting sign which will not appear overly dominant or clutter the façade. The signage proposed is clear acrylic with red neon tubing lighting the individual letters of the company

name, Public. It is a modern and high quality design which is in keeping with the character of the Northern Quarter. The powder coated steel bracket which attach to the wall provides a minimalist fixing which complements the existing windows and proposed crittal style door.

- 3.1.22. The proposed sign is internally illuminated and the light levels are appropriate to a shopfront sign. There will be no intermittent light source, flashing lights, moving parts or features. In this regard, the proposed signage will not detract from the quality of the building or visual amenity of the site and surrounding area. The signs are appropriate to the building and will not adversely impact the heritage significance of the Conservation Area.
- 3.1.23. With regards to public safety, the building is located within the city centre, and therefore any new signage will be read against that building and city centre context. The signage will not extend over the highway. Drivers will not be distracted by the proposed signage and there will be no impact upon highway safety, Stevenson Square is pedestrianised. The signage proposed will be set at a suitable height to allow for sufficient pedestrian clearance.
- 3.1.24. In light of the above analysis we conclude that the proposed advertisements would fully accord with the relevant local and national planning policy and legislation

PLANNING POLICY SUMMARY

- 3.1.25. Paragraph 11 of the National Planning Policy Framework (2021) states that at the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with the development plan without delay.
- 3.1.26. As set out within this section, the proposed development will accord with local and national planning policy and therefore should be approved without delay.

4 HERITAGE ASSESSMENT

- 4.1.1. The site is located within the Stevenson Square Conservation Area.
- 4.1.2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides a specific, “duty as respects conservation areas in exercise of planning functions”. Consequently, the Council is charged with paying “special attention....to the desirability of preserving or enhancing the character or appearance of that area”.
- 4.1.3. NPPF (paragraph 194) requires applicants to describe the significance of any heritage assets affected by a proposal. This section identifies and assesses the significance of the designated heritage assets and considers the impact of the proposals on the asset’s significance.

OVERVIEW OF HERITAGE ASSETS

Designated heritage assets

- 4.1.4. 9 Stevenson Square falls within the boundaries of the Stevenson Square Conservation Area, as shown in Figure 4-1 below. The designation was made by the City council in February 1987.
- 4.1.5. The Conservation Area appraisal on the Council’s website identified that the majority of buildings of architectural or historic interest in the conservation area are Victorian or early-20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops.
- 4.1.6. Sevendale House (Grade II listed) and 49 Newton Street (Grade II listed) are located on the opposite side of Stevenson Square, diagonally south-west and south-east from the application site. Both buildings are architecturally distinctive warehouse buildings with Sevendale House being of interest for its steel frame construction. The next closest listed building is the Grade II listed Former Newton Street Police Station on Faraday Street, as shown in blue to the west of the site in Figure 4-1 below. Given the distance between the two properties and that there is no direct line of sight between the application site and the Former Police Station, it is anticipated there will be no impacts on the asset as a result of development. The Former Police Station has therefore not been included within this assessment.

ASSESSMENT OF SIGNIFICANCE

- 4.1.7. The impact of the proposal on the designated heritage asset identified may be measured as *adverse, neutral or beneficial*.
- 4.1.8. The key objective is to minimise adverse impacts, and to ensure that any adverse impact is outweighed by the beneficial impact of the development in terms of the delivery of ‘public benefits’.

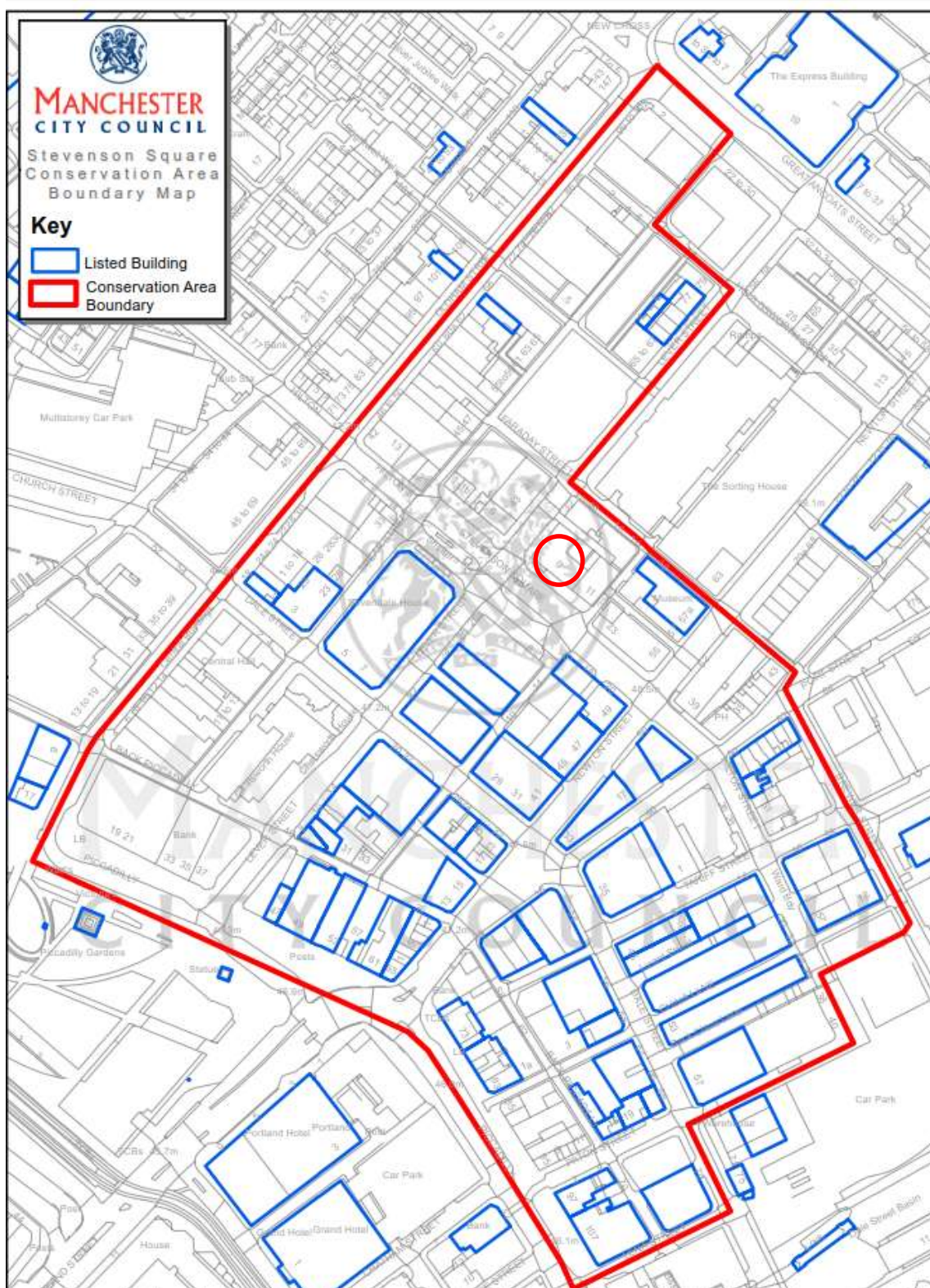


Figure 4-1 – Stevenson Square Conservation Area boundary with site circled.

Impact on the designated heritage assets

- 4.1.9. The works proposed are minor in nature and will not harm the setting or significance of the Stevenson Square Conservation Area, 49 Newton Street or Sevendale House.
- 4.1.10. The development proposal is not considered to detract from the architectural form, character, and interest of both warehouse buildings, which contributes to the special interest of the designated heritage assets. Both buildings will remain prominent in the street scene and their interpretation will not be compromised because of this development.
- 4.1.11. The area has changed from an industrial centre to an area housing creative industries and social uses, which has affected buildings within the Stevenson Square Conservation Area. There are aspirations for Stevenson Square to become pedestrianised and a place for social interaction. Pedestrianizing the square will encourage activation of the ground floor levels of the building including allowing the uses to 'spill out' into the public realm. This evolving character contributes to the vibrancy of the conservation area. This proposal will bring activity to the ground floor, in keeping with the evolution of Stevenson Square.
- 4.1.12. Each item of works is considered in turn below.

Wall mounted lights

- 4.1.13. The external alterations proposed to the front elevation are discrete and minor in nature. The wall mounted lights are discrete in design and are sensitively positioned between the windows to introduce ambient lighting for customers. The lighting proposed is similar to and in keeping with other premises on Stevenson Square, an example of the lighting installed at Eastern Bloc is shown in Figure 4-2 below.



Figure 4-2 – photograph of lighting at Eastern Bloc.

- 4.1.14. The lighting proposed will not result in any adverse impacts. The proposal will preserve and enhance the character and appearance of the designated heritage assets identified.

Signage

- 4.1.15. The signage proposed is limited to one projecting sign and branding applied to the canopy. The projecting sign will be internally illuminated with no intermittent light sources, flashing lights, moving parts or features.
- 4.1.16. The projecting sign is attached to the building at a sufficient height above the footpath to give clearance for pedestrians and customers. The signage proposed is clear acrylic with red neon tubing lighting the individual letters of the company name, Public. It is a modern and high quality design which is in keeping with the character of the Northern Quarter. The powder coated steel bracket which attach to the wall provides a minimalist fixing which complements the existing windows and proposed crittal style door.
- 4.1.17. The proposed signage is required to facilitate occupation of the unit by future occupiers, Public. The signage proposed specifically relates to the building itself and will advertise the building's use as a restaurant, directing pedestrians and visitors to the building. The principle of the proposed signage is therefore acceptable and complies with Core Strategy Policy EC1 and Saved UDP Policy DC15.
- 4.1.18. The signage proposed is suitable and appropriate in this location and will preserve and enhance the significance of the assets. Furthermore, the projecting signage has been set at a sensible height to avoid impact on highway safety.

Ventilation equipment

- 4.1.19. The ventilation equipment will be installed to the rear of the building, with four louvres installed to two of the basement windows on Lever Street. The rear elevation is accessed from Stevenson Place which is a narrow street with minimal pedestrian footfall. The proposed location of the ventilation equipment is suitable in this location, away from the main façade on Stevenson Square. The location of the ventilation equipment to the rear is common for food and drinks businesses in the city centre and is considered appropriate, with a neutral effect on the Conservation Area.
- 4.1.20. The four louvres proposed on the basement windows on Lever Street are set just above the pavement level and will be small in size and discretely placed. It is considered that the alteration will have a neutral visual impact.

External seating

- 4.1.21. The area of external seating will be situated directly outside the premises. Stevenson Square comprises multiple areas of outdoor seating which has been further encouraged by Manchester City Council by the pedestrianisation of Stevenson Square. In this context, the external seating is considered appropriate within the Conservation Area.
- 4.1.22. External areas of seating for dining is very much part of the character of the area and in keeping with this proposal for a modest area of outdoor seating. The removable features selected are of high quality and have been thoughtfully selected to create a pleasant dining experience which will enhance the street scene.
- 4.1.23. Landscaping is proposed to soften the area and bring visual interest to the seating area. The plants selected are suitable for the building and will not cause damage to the building façade.
- 4.1.24. The external seating will introduce removable furniture which will be tidied away at night. The overall impact of the proposal will have a positive effect on the Conservation Area, reinforcing the existing character.

Wall mounted parasols

- 4.1.25. Two wall mounted parasols (Solero Prostor P6 Pro Duo Parasol with wall mounted fixings) are proposed to the front elevation. The parasols will attach to the brickwork, centrally mounted between the windows. Each parasol has two arms, providing a total of four taupe grey canopies above the proposed seating area.
- 4.1.26. The parasols are a high-quality design which are designed to provide shade and will be of grey finish to complete the existing material colours at the premises. The canopies will be attached to two parts of the external elevations using wall mounted fixings to ensure attachment during adverse weather conditions.
- 4.1.27. The canopy will extend up to 2.5m and be fully retractable when not in use. Full details of the proposed canopy are provided within the submitted elevational drawings.
- 4.1.28. Canopies are not alien features within the conservation area, with awnings installed at 5 and 5A Stevenson Square, 21 Hilton Street, 1 and 1A Stevenson Square, 44 Oldham Street and 43 Level Street. Examples of nearby awnings are seen in Figure 4-3 below,



Figure 4-3 – photographs of Flok and Eastern Block canopies extended and external seating.

Front entrance door and shutters

- 4.1.29. The existing entrance comprises a roller shutter only. This proposal seeks to replace the existing roller shutter with a new crittal-style main entrance door and a new roller shutter. The new door is modern in design and will complement the windows and exterior of the building.

CONCLUSION ON IMPACT

- 4.1.30. The Heritage Assessment has identified the special characteristics and significance of the relevant heritage assets. The assessment has identified that the significance of the Conservation Area as a whole is considerable and holds evidential, historical and aesthetic value.
- 4.1.31. The works have been reviewed in the light of the relevant planning policy and guidance relating to the historic environment. This section has demonstrated that these works will not have any adverse impacts on the significance of the conservation area or identified assets and the proposals will preserve and enhance the character and appearance of Conservation Area. The works are minor in nature and will facilitate occupation of the unit, which is a significant benefit.

- 4.1.32. Therefore, this assessment concludes that the special architectural and historic interest and character will be preserved.
- 4.1.33. The proposal represents sustainable development. The works are fully compliant with the relevant historic environment policies of the Unitary Development Plan and the NPPF, and so in accordance with paragraph 11 of the NPPF, the proposal should be approved without delay.

5 CONCLUSIONS

- 5.1.1. An application for full planning and advertisement consent is submitted to the LPA for the creation of external seating area, installation of wall mounted lights, wall mounted retractable parasols, front entrance door, replacement roller shutter, signage and rear ventilation equipment.
- 5.1.2. The proposal relates to the ground floor unit of Habib House which will be occupied as a café/restaurant.
- 5.1.3. The application site is located in the Stevenson Square Conservation Area, at the heart of the Northern Quarter.
- 5.1.4. The proposed development will preserve the character and appearance of the conservation area.
- 5.1.5. The external works proposed are minor in nature and are in keeping with the commercial nature of the area. The external seating area is modest in size and leaves the relevant clearance distances.
- 5.1.6. Stevenson Square is pedestrianised and is bustling with many outdoor seating areas attached to the neighbouring food and drinks businesses. An acoustic assessment has been prepared which concludes that the proposal is acceptable with regards to noise.
- 5.1.7. The proposal will deliver further economic benefits to this commercial part of the city centre, whilst having no adverse effects upon the local environment or residential amenity.
- 5.1.8. Therefore, the proposed development accords with the Manchester Core Strategy and the saved policies of the UDP and planning permission should be granted without delay.



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