

Application Number/s: 132559/FO/2021 & 132560/AO/2021

Applicant: Aviva

Agent: Icen Projects

Location: 40 Spring Gardens, Manchester, M2 1EN

Proposal: Alterations to entrance including removal of glass canopy and re-cladding of external vestibule / replacement signage scheme

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to 40 Spring Gardens, a modern office building located in the City Centre of Manchester. The building is bound by Marriots Court to the north, Spring Gardens to the east (location of main entrance), the Grade II* listed Former Reform Club, 81 King Street to the south and Brown Street to the west. The building is located within the Upper King Street Conservation Area.

Description of Proposal

The application seeks permission for amendments to the main entrance vestibule to the Spring Gardens (east) elevation of the building, consisting of:

- Removal of metal lettering/signage and glass canopy from front elevation
- Replacement signage in quarts bronze
- Addition of two no. aluminium signs into vestibule area with perimeter halo lighting
- Cladding of existing vestibule area with aluminium wrap

Publicity (Full Application only)

Site Notice/s Posted and Dates: 10 January 2022, Expired 09 February 2022

Press Adverts Published and Dates: Not Required

Neighbour Notification: Expired 31 January 2022

Representations Received: None

Consultations

Highways

- No objection

Save Unitary Development Plan Policies:

- Advertisements, Hoardings and Posters (15)
- Conservation Areas (18)

Core Strategy Policies:

- Spatial Principles (SP1)
- Design and Heritage (CC9)
- Design Principles and Strategic Character Areas (EN1)
- Heritage (EN3)
- Development Management (DM1)

National Planning Policy Framework Policies:

- Achieving Sustainable Development (2)
- Decision-making (4)
- Achieving Well Designed Places (12)
- Conserving and Enhancing the Historic Environment (16)

Design and Heritage

The application property is located within the Upper King Street Conservation Area. As per saved UDP Policy DC18.1, the LPA shall give particularly careful consideration to development proposals within Conservation Areas. Policy EN3 of the Core Strategy also states that new development must be designed to enhance the character of conservation areas.

The proposed development is considered an appropriate modification to the existing building. High quality materials are proposed to the entrance vestibule and the removal of the damaged signage and canopy is welcomed, as these items detract from the appearance of the building as well as negatively impact the character of the Upper King Street Conservation Area. As such, it is considered that the proposed additions and alterations are acceptable in principle. It would be necessary for the applicant to furnish the LPA with a sample of the aluminium cladding to ensure that the quality of the aluminium is of a high and appropriate quality.

The proposed signage is of an appropriate design and appearance and presents no concerns with regards to design nor heritage.

It is noted that the building is proximate to listed buildings. However, due to the small part of the building affected by the proposals not being in the setting of listed buildings, it is not considered that this factor is relevant in this regard.

The proposed development accords with UDP Policy DC18.1, CS Policies CC9, EN1 and EN3 and the NPPF and is acceptable.

Amenity

When considering the scale and form of the proposed development, it is not found that there are any relevant amenity impacts, with the development not having any undue impacts on the occupiers or users of the application property nor surrounding buildings or public realm.

The proposal accords with UDP Policy DC15.1, CS Policies SP1 and DM1 and the NPPF.

Highways, Accessibility and Parking

The proposed alterations to the entrance vestibule and addition of a new signage scheme is acceptable, not having any undue impact to highway safety. The proposal thus accords with Paragraph 111 of the NPPF, as well as CS Policy DM1.

Conclusion

The proposed additions/alterations to the building and the proposed replacement signage scheme represent appropriate development that would have a positive impact on the character of the Upper King Street Conservation Area. As such, it is considered that the proposal represents sustainable development and, as per Section 2 of the National Planning Policy Framework, should be approved without delay. Where it is considered that not enough information has been supplied, an appropriately worded condition can be added to address this.

RECOMMENDATION:

That planning permission be granted subject to the following planning conditions:

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this regard, the planning officer and applicant worked together to clarify points relating to the scheme, though no additional plans were required.

Full Application

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Location Plan, Existing and Proposed Elevations, Site Plan, Cross Section (Drawing 90(200) Revision T2 dated 01 November 2021) – Received 21 December 2021.
- Proposed External Signage Details (Drawing 001 Revision A dated 18 October 2021) – Received 21 December 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3. No development that is hereby approved shall commence unless and until samples and specifications of the aluminium cladding to be applied to the external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Advertising Application

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.