

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132935/AO/2022

Date registered valid: 14 February 2022

Proposal: Installation of 1 no. illuminated individual letter sign mounted above main entrance into Manchester Museum.

Address: Manchester Museum , Oxford Road, Manchester, M13 9PL

Ward(s): Hulme Ward

Applicant: D Sims University of Manchester Manchester Museum , Oxford Road, Manchester, M13 9PL

Agent (if any): J Bedford Purcell 3rd Floor St James, 79 Oxford Street, Manchester, M1 6FQ

Case officer: Eve Woolstencroft
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Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 April 2022

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 24 February 2022 Expired: 17 March 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II Star

Conservation area:

Tree Preservation Order:

Description of Site/Area

Manchester Museum occupies a series of linked listed buildings on Oxford Road, the most eminent being the first built in 1888, and designed by Alfred Waterhouse. In 2003 the museum was extended to provide a new accessible entrance through the courtyard.

The proposals relate to the 1911 Haworth Building (Listed Grade II)

This extension was designed in 1911 by Paul Waterhouse and constructed the following year to house the Egyptian and ethnological collections. The design largely continues that of the 1895 Building in walling materials and window height but is only two storeys on the exterior, although the building is four storeys in height with a basement and has a lead-clad roof.

Built in Hotel de Ville style it is symmetrical with five bays and buttresses and has a two-storey arched bridge over Coupland Street at the southern end which provided access through to the 1885 Building. The new entrance and signage are located in this building.

Description of Development

The proposal seeks Advertisement Consent for the following:

Illuminated Signage

- The introduction of a sign above the new entrance into Manchester Museum, for which the associated alterations have already achieved planning permission and listed building consent.
- The sign will be anodized aluminium, in a bronze colour to match the surrounding metalwork of the new entrance.

- The sign will be permanently lit to mark the entrance of this public building, to enhance wayfinding for the casual or first-time visitor and to enhance legibility at night and on dull days.
- The sign will be fixed to the new entrance structure and no fixing into the historic stone or listed fabric is required.

Consultations & Notification Responses

Local residents and businesses were consulted and a site notice was posted for 21 days. No representations were received as a result of this notification.

Highways

The proposed sign is not located on the adopted highway network.

The proposed sign will not project over the adopted highway. As such, a Projection over License will not be required.

The proposed luminance of the sign is noted as 3150 cd/m² on the application form which is considered not to be in line with the 600cd/m² maximum stated by the Institute of Lighting Engineers. It is requested that the luminance of the proposed sign is not greater than 600 cd/m².

The proposed signage complies with headroom and carriageway clearance requirements

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main policies considered relevant in this instance are:

The NPPF (2021) Section 16 (Conserving and enhancing the historic environment) in particular paragraph numbers 189, 199 and 202, Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

Legislation

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State 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"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Assessment of Significance

Manchester Museum is the largest university museum in the United Kingdom and incorporates buildings which are listed Grade II* and Grade II in recognition of its special architectural qualities and historic interest. The buildings were listed at different dates: the 1885 Building, forming the east range of Owens College was listed at II* in 1963; the 1912-13 and 1927 Buildings were listed at grade II in 1974, the Dental School listed at grade II in 1973 and the

Rutherford Building was listed grade II in 2011. Manchester Museum is important for evidential, historical, aesthetic, communal and technological reasons.

Manchester Museum's significance lies chiefly in its design by the leading Victorian architect, Alfred Waterhouse, in its close association with the University of Manchester and in the Rutherford Building's association with Ernest Rutherford and his work in the field of nuclear physics within the building.

The buildings at Manchester Museum are complex, they have grown organically as part of the development of both the museum and the wider university campus. Many of the principal spaces throughout the buildings remain relatively unaltered. This is particularly true of the galleries within the 1885 Building, the 1912 Haworth Building, and the 1901 Rutherford Building. It is worth noting the added significance of the early museum buildings remaining in the use for which they were designed.

Impact of works on heritage assets

The proposed signage and lighting installation is considered to be sympathetic and would not adversely affect the character and appearance of the listed building or visual amenity within the area.

For the above reasons, the proposal is considered to be acceptable and consistent with policy DM1 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

The impact of the proposed works upon the overall significance of the Grade II listed building would be moderate-low adverse.

Public safety

A condition will be attached to ensure the proposed luminance does not exceed 600 cd/m² and therefore there are not considered to be any issues in terms of public safety.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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.

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

Received by the City Council as Local Planning Authority on 14 February 2022:

8000 Location Plan
8001 Site Plan
8100 Rev A Existing Plan and Elevation
8200 Rev A Proposed Plan and Elevation
8201 Sign Fixing Detail
Design and Access Statement
Heritage Statement
4101-G-E301 Rev B Electrical Services Proposed Ground Floor Services

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) Any illuminated signage hereby granted consent shall have a luminance limit of 600cd/m²

Reason - In the interests of pedestrian/highway safety and visual amenity, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: CITY1