

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132516/LO/2021

Date registered valid: 14 January 2022

Proposal: Listed Building Consent Internal refurbishment to part of the third floor of the building

Address: 3.6 (Formerly 3.3) , Canada House , Chepstow Street , Manchester, M1 5FW

Ward(s): Deansgate Ward

Applicant: Miss C Gilbert Historic England Canada House, 3 Chepstow Street, Manchester, M1 5FW

Agent (if any):

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 March 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 26 January 2022 Expired: 16 February 2022

Neighbour notifications

Printed: 26 January 2022 Expired: 16 February 2022

Site notice

Posted: Expired:

Press advert

Published: 1 February 2022 Expired: 22 February 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of Site/Area

The proposal site consists of a 7 storey (excluding basement) grade II listed building known as Canada House. The building fronts the public highway of Chepstow Street to the North, Chepstow Street South to the West, Great Bridgewater Street to the South and a small single lane service road to the East of the building.

The building is located within the setting of several other grade II listed buildings, such as Lee House, Chepstow House and the Peveril of the Peak Public House. The site is not located within a Conservation Area however the St Peters Square (1973) and George Street (1985) designated Conservation Areas are a few hundred yards to the North of the site.

Description of Development

The submitted application seeks Listed Building Consent Internal refurbishment to part of the third floor of building.

Consultations & Notification Responses

Local residents were notified and a site notice was posted for 21 days however no responses were received.

Polices

The main policies that relate to the proposal are Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), EN3 (Heritage), DM1 (Development Management) and CC9 (Design and Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy, DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

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.

Issues

Impact on the Heritage Asset

The proposed works are internal only and consists of the following:

The scope of works is to comprise of the following:

- Removal of some of the existing CAT A and CAT B installation
- Retention of existing ceiling, fire alarm and sprinkler system
- Retention of existing heating system
- Retention of cutting bench
- Retention of existing doors and windows
- Retention of most modern partition walls
- Adjustment of existing lighting positions
- Installation of new partition walls
- Installation of new electrics, access control and intruder alarm
- Installation of new data provisions
- Installation of localised heating control by means of TRVs
- Refurbishment of existing sash windows
- Relocation of the distribution board from outside to inside the HE demise
- New decoration to existing walls, columns and timber work, ceilings and pipework
- New floor coverings
- New kitchen facilities in existing location

Window actuators are to be installed at the bottom of existing sash windows. It has been confirmed that the window actuators are the only option to provide ventilation to the office space, other than mechanical ventilation which would be more visually intrusive/harmful to the fabric of the building, as the windows are not openable by hand due to the retention of the existing cutting bench. The number actuators have been minimised and the proposed colour would match the window frames.

The proposal is considered to have a negligible adverse impact on the significance of the building which would be outweighed by the benefits of the works which would ensure the sustainable use of the building as modern office spaces by upgrading the now outdated spaces to a high-quality standard.

For the above reasons, the proposal is considered to be acceptable and consistent with policies SP1, EN3 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

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

During the application process further information was requested to explore the impact of the proposal on the listed building, which was subsequently submitted by the developer. The City Council as Local Planning Authority has worked with the applicant in a positive and proactive manner.

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

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 16 December 2021:

- Proposed Strip Out/Enabling Works ref. 10(03)001
- Proposed General Arrangement ref. 20(03)001
- Proposed Joinery Detail ref. 25(03)001
- Proposed Joinery Detail ref. 25(03)002
- Proposed Elevation Detail ref. 25(03)004
- Proposed Joinery Detail ref. 25(03)004
- Proposed Finishes Plan ref. 30(03)001

- Proposed Small Power and Data Plan ref. 40(03)001
- Proposed Ceiling Plan 50(03)001
- Proposed Furniture Plan ref. 60(03)001
- Proposed Elevation Detail- Intruder And Access Control ref. 25(03)005
- Document referenced Employer's requirements for the M&E Services Amendments Rev 1
- Architectural Schedule Of Work
- Finishes Schedule
- Design and Access Statement

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

- Location Plan

Email from Agent dated 11 March 2022

Reason - To ensure that the development is carried out in accordance with the approved plans.
Pursuant to Core Strategy SP1, EN3 and DM1 saved Unitary Development Plan policy DC19.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
First Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Third Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5RR
Ground Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Basement, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Temple Of Convenience, Great Bridgewater Street, Manchester, M1 5JW
Henry Kaye Family Settlement, Fourth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Puma United Kingdom Ltd, Sixth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Basement, 100 Barbirolli Square, Manchester, M2 3WS
Cafe Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Second Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
First Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
16 Oxford Court, Manchester, M2 3WQ
20 Oxford Court, Manchester, M2 3WQ
24 Oxford Court, Manchester, M2 3WQ
Second Floor And Third Floor, 100 Barbirolli Square, Manchester, M2 3EY
Ground Floor, 100 Barbirolli Square, Manchester, M2 3WS
Sub Basement, 100 Barbirolli Square, Manchester, M2 3WS
34 Oxford Street, Manchester, M1 5EL
44 Oxford Street, Manchester, M1 5EJ
50 Oxford Street, Manchester, M1 5EJ
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
1 Chepstow Street, Manchester, M1 5FW
BANNATYNES HEALTH CLUB, Basement Health Club G.3, Canada House, 3 Chepstow Street, Manchester, M1 5FW
40 - 42 Oxford Street, Manchester, M1 5EJ
Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor And First Floor, 100 Barbirolli Square, Manchester, M2 3WS
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
14 Oxford Court, Manchester, M2 3WQ
12 Oxford Court, Manchester, M2 3WQ
Eden & Co Solicitors, 26 Oxford Court, Manchester, M2 3WQ
46 Oxford Street, Manchester, M1 5EJ
48 Oxford Street, Manchester, M1 5EJ
Third Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
First Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Fifth Floor To Eighth Floor, 100 Barbirolli Square, Manchester, M2 3WS
Window Display 2, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Sixth Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU

Ground Floor And First Floor, 1 Chepstow Street, Manchester, M1 5FW
36 - 38 Oxford Street, Manchester, M1 5EJ
Fourth Floor, 100 Barbirolli Square, Manchester, M2 3WS
22 Oxford Court, Manchester, M2 3WQ
18 Oxford Court, Manchester, M2 3WQ
Fifth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1