



Planning and Heritage Statement

2nd Floor, The Chancery, 58 Spring Gardens, Manchester

February 2022

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Appendix I Site Location Plan

Report title:

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Status: Final

Date: 10 February 2022

For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Avison Young on behalf of the Consulate of Italy ('the Applicant') in support of an application for full planning permission and listed building consent for the following development at The Chancery, 58 Spring Gardens, Manchester, M2 1EW:

"Full planning application and listed building consent for external alterations associated with the Italian Consult, namely the erection of two flagpoles above the existing main entrance and the installation of the Italian crest to the main entrance column"

- 1.2 This Statement addresses the relevant planning and heritage considerations.

Supporting Information

- 1.3 The application is accompanied by a suite of supporting documents. The following documents are submitted in support of this application:

- Application form, relevant land ownership certificates (duly signed) and relevant planning application fee;
- Covering letter prepared by Avison Young;
- Full set of drawings prepared by MC3 Architecttura;
 - Location plan (00)-0001 Rev: P01
 - Existing elevations (00)-0002 Rev: P01
 - Proposed elevations (00)-0003 Rev: P01
 - Flagpole detail (00)-0004 Rev: P01
- Design and Access Statement prepared by MC3 Architecttura; and,
- Planning and Heritage Statement prepared by Avison Young.

2. Site and Surrounding Area

- 2.1 This chapter discusses the site's location and characteristics of the surrounding area.

The Site

- 2.2 The site comprises a five-storey office building located within the administrative boundary of Manchester City Council ('MCC'). The site is located within the heart of Manchester City Centre and fronts Spring Gardens. A Site Location Plan is enclosed at **Appendix I**.
- 2.3 The building comprises part of the Grade II listed Chancery Chambers (List UID: 1197810), which also consists of 1 Chancery Lane and 55 Brown Street. The site is also located within the Upper King Street Conservation Area.

Surrounding Area

- 2.4 The site is bounded to the north by Chancery Lane, to the east by Concert Lane, to the south by Booth Street and to the west by Brown Street. The surrounding area comprises a mix of uses, including offices, hotels, bars, restaurants, cafés and retail units.
- 2.5 The site is well-connected to a range of public transport modes, including the St Peter's Square Metrolink stop (approximately 350m to the south), and the Metrolink and bus interchange at Piccadilly Gardens (approximately 450m to the north-east).

Sustainability

- 2.6 The site represents a highly sustainable location which is well-connected to a range of public transport modes. The site is positioned within walking distance of all 3 of Manchester City Centre's major train stations. Manchester Piccadilly station is approximately 800m south east of the site, Manchester Victoria station is approximately 850m north of the site, and Manchester Oxford Road station is approximately 650m south of the site. The site is easily accessible by tram with St Peters Square Metrolink Stop located approximately 250m south of the site and the Piccadilly Gardens Metrolink and bus interchange located approximately 350m east of the site.

Summary

- 2.7 The site comprises a five-storey, Grade II listed, office building within the Upper King Street Conservation Area. The site is situated in an accessible location in close proximity to amenities, services and infrastructure in Manchester City Centre and is well-connected to the public transport network.

3. Planning History

3.1 A review of MCC's online planning register has been undertaken. The following applications are of relevance to the site:

- 128838/FO/2020- Change of use of 2nd floor from office (Use Class E) to Consulate (Sui Generis)- Approved 12/05/2021
- 128087/LO/2020 - Listed building consent for installation of 2no. flag poles (associated full planning permission application ref. 128086/FO/2020) – Approved 11/11/2020
- 128086/FO/2020 - Installation of 2no. flag poles (associated listed building consent application ref.128087/LO/2020) – Approved 11/11/2020
- CDN/20/0610 - Discharge of condition 3 (final details) related to previously approved listed building consent reference 127203/LO/2020 – Approved 16/10/2020
- CDN/20/0609 - Discharge of condition 3 (final details) related to previously approved planning permission reference 127202/FO/2020 – Approved 16/10/2020
- 127202/FO/2020 - Change of use from office (Use Class B1) to Consulate (Sui Generis) including associated external alterations comprising new ground floor external access, plaque and crest and erection of a flagpole (associated listed building consent application ref. 127203/LO/2020) – Approved 02/09/2020
- 127203/LO/2020 - Listed building consent for internal and external alterations to facilitate the associated change of use from Office to Consulate comprising new external ground floor access including plaque, crest and erection of flagpole, and various internal works and refurbishments including new ramp, subdivisions and other associated fit out (associated planning application ref.127202/FO/2020) – Approved 02/09/2020
- 112032/LO/2016/C1 - Listed Building Consent for external and internal alterations to entrance and reception area, including new door, cladding to entrance canopy fascia, painting of window frames, removal of non-structural columns, and associated internal refurbishment works. – Approved 14/07/2016
- 112031/FO/2016/C1 - External and internal alterations to entrance and reception area, including new door, cladding to entrance canopy fascia, painting of window frames, removal of non-structural columns, and associated internal refurbishment works. – Approved 14/07/2016
- 080171/LO/2006/C1 - Listed Building Consent for Installation of new entrance, replacement lighting and associated external alterations - Approved 20/12/2006
- 079988/FO/2006/C1 - Installation of new entrance, replacement lighting and associated external alterations - Approved 20/12/2006
- 066255/LO/CITY1/02 - Listed Building Consent Erection of 3 No. 1.3m antennae outside 3 No. mock flues, 1 No. equipment cabin and related ancillary equipment - Approved 26/11/2002
- 066254/FO/CITY1/02 - Erection of 3 no. 1.3m antennae inside 3 no. mock flues, 1 no. equipment cabin & related ancillary equipment - Application Approved 26/11/02

-
- 055213/FO/CITY/98- Change of use of ground floor from class B1 (Business) to either Class A1 (Shops), A2 (Financial and Professional Services) or Class A3 (Food and Drink)- Application Approved 10/11/98
 - 055214/LO/CITY1/98- Listed Building Consent for alterations in connection with proposed change of use- Application Approved 10/11/98
 - 051695/FO/CITY1/97- Alterations to existing front door and screen, construction of glass canopy- Application Approved 02/05/97
 - 035842- Proposed office redevelopment, following partial demolition of a listed building, including basement car parking and retention of existing Brown Street façade- Application Approved 29/06/90

Summary

- 3.2 This review of previous planning applications has demonstrated that, the site has been subject to several planning and listed building consents, which have resulted in successive internal and external alterations to the building since its construction. Notable is an approval, and listed building consent, which was granted in November 2020 for the installation of two flagpoles on the Brown Street entrance to The Chancery (ref. 128086/FO/2020) in relation to the building's use as the Spanish Consulate.

4. Proposed Development

- 4.1 This section provides an overview of the proposed external alterations at The Chancery, 58 Spring Gardens, Manchester.

Appearance

- 4.2 The proposed external alterations involve:
- The erection of 2 flagpoles above the existing main entrance on Spring Gardens; and,
 - The installation of a bronze crest to the main entrance column on Spring Gardens.
- 4.3 The flagpoles and crest relate to The Chancery's 2nd floor's use as the Italian Consulate's Manchester office. This Use was recently approved (app ref 128838/FO/2020).
- 4.4 The flagpoles will be mount resin fixed into the existing wall. For detail refer to MC3 Architettura drawing "00-0004 – Flagpole detail".
- 4.5 The proposed bronze crest to the main entrance will be mounted to a bespoke bronze support which will be mechanical fixed to the entrance column to the right-hand side. For detail refer to MC3 Architettura drawing "00-0005 – Crest detail".

5. Relevant Planning Policy Framework

- 5.1 This section of the Statement outlines the relevant adopted and emerging planning policy framework and guidance at a local and national level.

The Development Plan

- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.3 The relevant adopted Development Plan Documents for the area include:
- The Manchester Core Strategy (adopted July 2012) and Proposals Map; and,
 - Saved policies from the Unitary Development Plan ('UDP') (2004).

Manchester Core Strategy

- 5.4 The Manchester Core Strategy was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy.
- 5.5 As defined by the Proposals Map, the site is located within the City Centre and Regional Centre boundaries and is situated within the Upper King Street Conservation Area.
- 5.6 The key policies of the Core Strategy which apply to the site are summarised below.
- **Policy EC 3 (The Regional Centre)** states that within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged.
 - **Policy CC 1 (Primary Economic Development Focus: City Centre and Fringe)** emphasises that the City Centre is a strategic economic location and focus of employment growth in the City and City Region.
 - **Policy CC 9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
 - **Policy EN 1 (Design Principles and Strategic Character Areas)** outlines that development within the City Centre Character Area should consider the City's heritage and continue the rich pattern of activity in the core area. This policy notes that, while there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.
 - **Policy EN 3 (Heritage)** states that, throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. 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 scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Unitary Development Plan ('UDP')

5.7 The Manchester UDP was adopted by the Council in July 1995. The Manchester Core Strategy replaces significant elements of the UDP. The following saved policies are relevant to this application for planning and Listed Building Consent.

5.8 The site is located within Area 7 (The Financial Core) of saved UDP Policy RC20 (Small Area Policies).

Policy RC20 Area 7 states that, in view of the area's importance as a major source of employment and its vital contribution to the regional role of the City Centre, the prime consideration here will be to sustain the existing level and character of activity.

Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas, such as the effect of major changes to the appearance of existing buildings.

Policy DC19.1 states that the Council will not permit any internal or external alteration to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.

Other Material Planning Considerations

5.9 There are a series of other planning policy guidance documents at the national level that are relevant to the determination of this application comprising:

- National Planning Policy Framework ('NPPF') (February 2019); and,
- National Planning Practice Guidance (March 2014).

5.10 A summary of the documents is provided below.

National Planning Policy Framework (NPPF) (2021)

5.11 The revised NPPF was published in July 2021, with previous iterations being published in July 2018 and February 2019. The NPPF sets out the Government's planning policies and guidance and how this is to be applied. The NPPF is a material consideration in the determination of planning applications.

5.12 Chapter 16 sets out national planning policy relating to 'conserving and enhancing the historic environment'.

5.13 **Paragraph 197** states that, in determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and,
- the desirability of new development making a positive contribution to local character and distinctiveness.

-
- 5.14 **Paragraph 202** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.15 **Paragraph 206** states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Planning Practice Guidance (PPG) (2014)

- 5.16 Planning Practice Guidance ('PPG') was introduced in March 2014. The PPG replaced a considerable amount of former guidance comprising Planning Policy Guidance Notes and Planning Policy Statements.
- 5.17 The PPG provides guidance relating to the 'Historic Environment'. Regarding decision-making, the PPG refers to 'Significance' stating that, in terms of heritage-related planning policy, it is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting (Paragraph: 006 Reference ID: 18a-006-20190723).
- 5.18 With regard to providing an assessment of the impact of proposals on the significance of affected heritage assets, the PPG emphasises that 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 its significance (Paragraph: 009 Reference ID: 18a-009-20190723).

Summary

- 5.19 This section has identified a series of Development Plan Documents and other material considerations to be taken into account in the determination of the application.

6. Planning Appraisal

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 This section assesses the proposal against the relevant policies of the adopted Development Plan for MCC and the NPPF (2019).

Principle of Development

- 6.3 The site is located within the heart of Manchester City Centre and is surrounded by a mix of uses, including several active ground floor frontages. The addition of two flagpoles and a crest will add a point of visual interest to the building, this will act in accordance with Policy EN1 (Design Principles and Strategic Character Areas) which states that development in the City Centre Character Area should contribute positively to the experience of all at street level.
- 6.4 The flags and crest will be considered in keeping with the surrounding area and would not have a detrimental effect on the character or appearance of the building, in accordance with UDP Policy DC19.1. The flags are considered consistent with the surrounding area as many of the neighbouring buildings also display flags. These include, Gotham Hotel (Grade II listed), 45 Spring Gardens (displaying the union jack) (Grade II Listed), and the opposite side of The Chancery which displays two flags associated with its use as the Spanish Consulate. The Spanish consulate has also been granted permission to display a crest. Given the character of the surroundings, it is considered that the addition of Italian flags would be consistent with the exteriors of surrounding buildings.

Heritage

- 6.5 The site comprises part of the Grade II listed Chancery Chambers designed in October 1974. As mentioned before the site has been subject to several planning and listed building consents, which have resulted in successive internal and external alterations to the building since its construction. Notably permission was granted for the installation of flags and a crest on the opposite side of The Chancery. This current proposal for the installation of flags and a bronze crest will match the style of those on Brown Street belonging to the Spanish Consulate.

7. Summary and Conclusions

- 7.1 This Planning and Heritage Statement has been prepared by Avison Young on behalf of the Consulate of Italy ('the Applicant') in support of an application for full planning permission and listed building consent for the following development at The Chancery, 58 Spring Gardens, Manchester, M2 1EW:

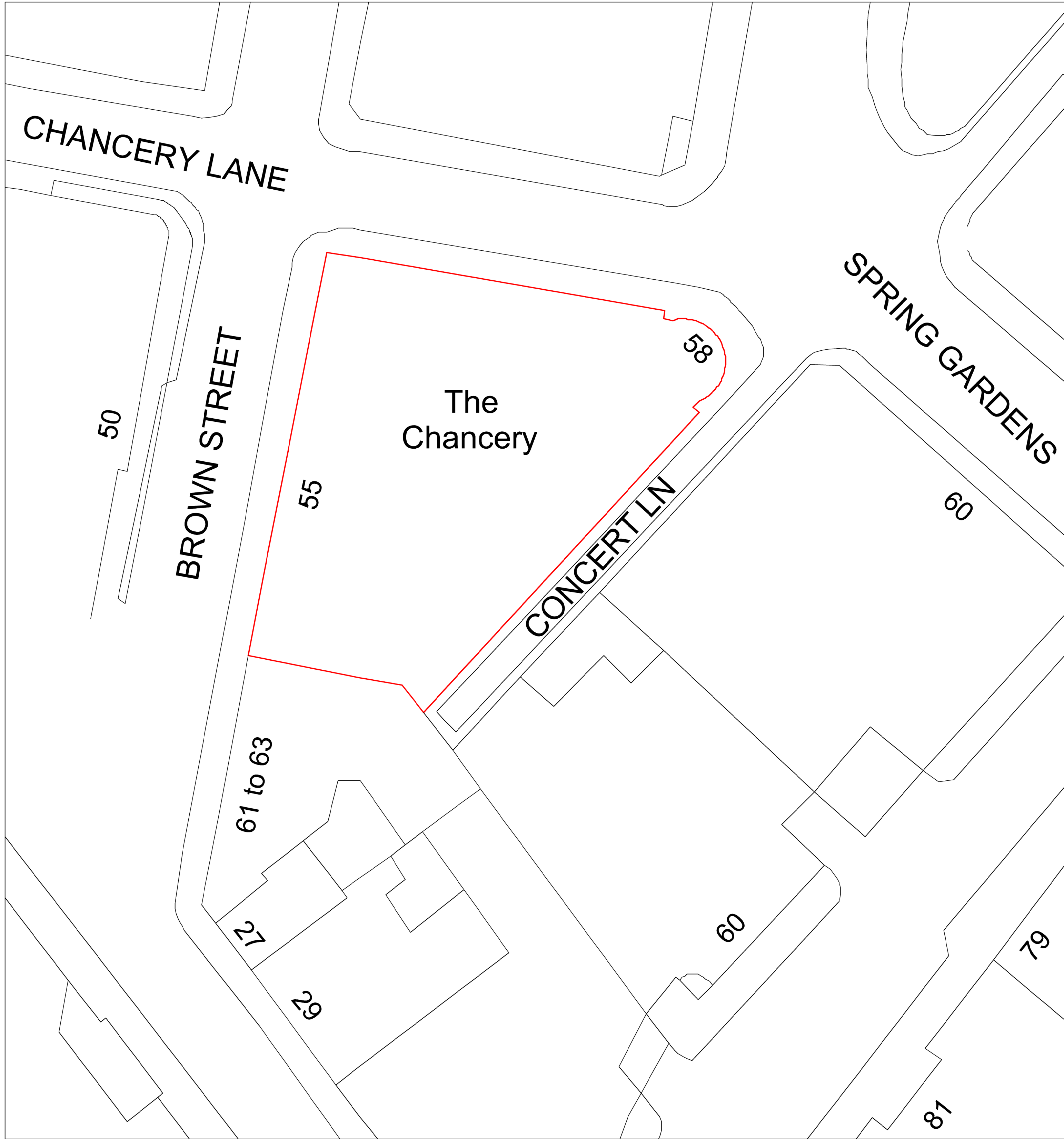
"Full planning application and listed building consent for external alterations associated with the Italian Consult, namely the erection of two flagpoles above the existing main entrance and the installation of the Italian crest to the main entrance column"

- 7.2 The site comprises a five-storey office building within the heart of Manchester City Centre and fronts Chancery Lane, where it meets Spring Gardens. The site is situated in an accessible location in close proximity to amenities, services and infrastructure in Manchester City Centre and is well-connected to the public transport network.

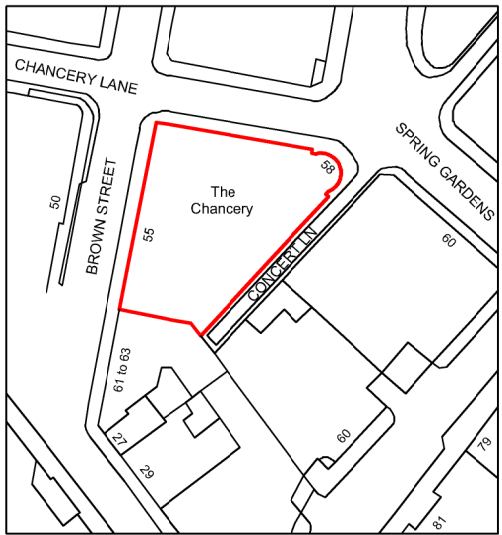
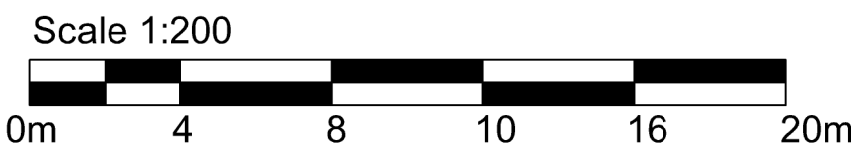
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- 7.3 The site has been subject to several planning applications over the years which have resulted in internal and external alterations to the building allowing for the building to be altered in line with required modernisations.
- 7.4 The external alterations proposed as part of this application relate to the buildings entrance on Spring Gardens and relate to the building's second floor use as the Italian Consulate's Manchester office. The proposed changes comprise the implementation of two flagpoles on either side of the first-floor window above the entrance and the addition of a bronze crest depicting the coat-of-arms of the Republic of Italy to the column on the right-hand side of the entrance.
- 7.5 It is considered that the proposed alterations will result in the enhancement of the appearance of The Chancery which will be consistent with the appearance of many neighbouring buildings and will therefore make a positive contribution to the vitality of the area and enhance the character of the Conservation Area. As this scheme proposes limited external alterations it will not detract from the surroundings.
- 7.6 Overall, it is considered the proposal accords with planning policy both nationally and locally and will comprise an enhancement and the addition of a point of focal interest to this city centre office building. The proposal represents a well-designed scheme which complement the appearance of the Upper King Street Conservation Area.

Appendix I

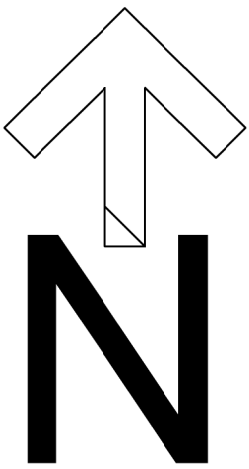
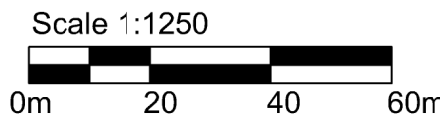
Site Location Plan



SITE PLAN - 1:200



LOCATION PLAN - 1:1250



P01 First Issue 22.02.2021



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Drawing Title:
Location Plan

Project Title:
Consulate of Italy in Manchester
The Chancery - 58 Springs Gardens
Manchester - M2 1EW

Drawing No.:
(00)-0001

Revision: P01
Date: Feb 2021
Scale: As shown @A1
Drawn: LC
Checked: LC

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