

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132083/LO/2021

Date registered valid: 22 February 2022

Proposal: LISTED BUILDING CONSENT Replacement of 10 no. existing timber windows (replacements to be double glazed) at first floor level of lecture theatres 1 + 2

Address: Manchester Royal Infirmary , Oxford Road, Manchester, M13 9WL

Ward(s): Ardwick Ward

Applicant: Paul D Arcy ENGIE Ground Floor Cobbett House, Oxford Road, Manchester, M13 9WL

Agent (if any): James Carrick Nicorna Architecture Hyde Park House, Cartwright Street, Hyde, SK14 4EH

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 April 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 10 March 2022 Expired: 31 March 2022

Neighbour notifications

Printed: 23 February 2022 Expired: 16 March 2022

Site notice

Posted: 23 February 2022 Expired: 16 March 2022

Press advert

Published: 1 March 2022 Expired: 22 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area:

Tree Preservation Order:

The application site is the the Lecture Theatres which are situated on the ground and first floors of the Grade II listed building off Nelson Street which houses the Undergraduate Education North facilities and is commonly known as the Old School of Physio.

Listed Building Consent is sought for replacement of 10 no. existing timber windows (replacements to be double glazed) at first floor level of lecture theatres 1 + 2.

The applicant has carried out local repairs to the windows as best they can however these are only cosmetic and not a permanent or long-term solution

The windows have suffered from long term wet rot and cannot be saved unfortunately

Three of the existing timber windows require replacing as are clearly damaged beyond repair. It is proposed that these will be replaced with hardwood windows, double glazed to meet current building regulations and constructed to match the existing profiles and glazing beads. Due to the damaged windows being replaced with double glazed and the possibility of unseen damage to the remaining windows it is proposed to replace the 10 windows within the lecture theatres (windows outside of the theatres will remain as existing).

Windows will be painted in gloss white to match existing

Description of area

Description of development

Consultations & Notification Responses

The application has been advertised in the Manchester Evening News as an application for Listed Building Consent. A site notice was displayed and the occupiers of nearby properties have been notified.

No representations have been received as a result of this publicity.

Environmental Health - have no comment on the above application.

Issues

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity and public safety. The main policies that relate to the assessment of the proposal are the National Planning Policy Framework, in particular Section 12 on Achieving well-designed places. The Core Strategy for the City of Manchester, in particular policies DM1 (Development Management) and the Saved Policies contained within the Unitary Development Plan for Manchester in particular policies DC14 (Shopfronts and Related Signs).

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The principle of the proposal is considered to be acceptable, as it is felt that it would have no detrimental impact upon views of the listed building.

Amenity Environmental Health have been consulted on this issue and have no comment the above application.

Given the above, the proposal is considered to be consistent with National Planning Policy Framework, in particular Section 7 (Requiring Good Design). The Core Strategy for the City of Manchester, in particular policy DM1 (Development Management and the Saved Policies contained within the Unitary Development Plan for Manchester in particular policy DC14 (Shopfronts and Related Signs).

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 with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions were attached to the decision to ensure an acceptable development.

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:

Drawings

PROPOSED GA LAYOUTS 2344-ELC-ZZ-ZZ-DR-A-20001 rev C1
WINDOW SECTION DETAILS 00-000-000
WINDOW ELEVATION 2344-ELC-ZZ-ZZ-DR-A-31001
Location Plan 17008/EP(--)100

Documents

Manchester Royal Infirmary Design & Access/Heritage Statement - 29/10/2021 by NICORNA Architecture

Other

The photos received 29th October 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Citylabs New Building, Nelson Street, Ardwick, Manchester, M13 9NQ
Ko4, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
K20, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
W H Smith, Phase 2 Mri, Oxford Road, Manchester, M13 9WL
Phase 2 Mri, Oxford Road, Manchester, M13 9WL
K26, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
Unit 5, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL

Appendix 2 – Planning constraints

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