

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132445/FO/2021

Date registered valid: 8 December 2021

Proposal: Elevational alterations to replace external facade materials and decking material to the balconies.

Address: 33 Simpson Street, Manchester, M4 4BG

Ward(s): Piccadilly Ward

Applicant: Mr Daniel Morris FR Consultants Ltd Abbey House , Premier Way, Romsey, SO51 9AQ

Agent (if any): Mr Daniel Morris Facade Remedial Consultants Ltd Abbey House , Premier Way, Romsey, SO51 9AQ

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Withdrawn Withdrawn

Date of recommendation: 25 March 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 21 December 2021

Expired: 11 January 2022

Neighbour notifications

Printed: 21 December 2021

Expired: 11 January 2022

Site notice

Posted: Expired:

Press advert

Published: 11 January 2022

Expired: 1 February 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

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: Withdrawn WithdrawnWithdrawn

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

Highway Services

Health & Safety Executive (Land Use)

Flat 220, 5 Ludgate Hill, Manchester, M4 4TG
Flat 217, 5 Ludgate Hill, Manchester, M4 4TG
Flat 216, 5 Ludgate Hill, Manchester, M4 4TG
Flat 116, 5 Ludgate Hill, Manchester, M4 4TG
Flat 108, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 401, 33 Simpson Street, Manchester, M4 4BG
Apartment 106, 33 Simpson Street, Manchester, M4 4BG
Flat 20, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 9, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Apartment 15, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 14, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 11, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 20, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 13, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 10, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 8, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 40, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 25, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 115, 5 Ludgate Hill, Manchester, M4 4TG
Flat 22, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 4, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 603, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 515, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 509, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 501, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 416, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 406, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 314, 5 Ludgate Hill, Manchester, M4 4TG
Flat 306, 5 Ludgate Hill, Manchester, M4 4TG
Flat 301, 5 Ludgate Hill, Manchester, M4 4TG
Flat 209, 5 Ludgate Hill, Manchester, M4 4TG
Flat 109, 5 Ludgate Hill, Manchester, M4 4TG
Flat 103, 5 Ludgate Hill, Manchester, M4 4TG
Flat 17, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 13, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 35, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 42, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 18, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 7, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 17, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 12, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 16, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 2, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 21, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 9, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 41, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 1, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 606, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 512, 5 Ludgate Hill, Manchester, M4 4TJ

Flat 504, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 420, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 414, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 413, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 412, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 320, 5 Ludgate Hill, Manchester, M4 4TG
Flat 317, 5 Ludgate Hill, Manchester, M4 4TG
Flat 315, 5 Ludgate Hill, Manchester, M4 4TG
Flat 219, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 503, 33 Simpson Street, Manchester, M4 4BG
Apartment 405, 33 Simpson Street, Manchester, M4 4BG
Apartment 403, 33 Simpson Street, Manchester, M4 4BG
Apartment 305, 33 Simpson Street, Manchester, M4 4BG
Apartment 302, 33 Simpson Street, Manchester, M4 4BG
Flat 12, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 2, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 7, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 21, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 3, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 19, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Apartment 8, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 18, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 15, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 6, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 11, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 34, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 38, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 27, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 22, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 10, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 610, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 607, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 517, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 510, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 417, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 408, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 405, 5 Ludgate Hill, Manchester, M4 4TJ
Serviced Apartment 402, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 401, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 318, 5 Ludgate Hill, Manchester, M4 4TG
Flat 311, 5 Ludgate Hill, Manchester, M4 4TG
Flat 309, 5 Ludgate Hill, Manchester, M4 4TG
Flat 304, 5 Ludgate Hill, Manchester, M4 4TG
Flat 302, 5 Ludgate Hill, Manchester, M4 4TG
Flat 212, 5 Ludgate Hill, Manchester, M4 4TG
Flat 211, 5 Ludgate Hill, Manchester, M4 4TG
Flat 210, 5 Ludgate Hill, Manchester, M4 4TG
Flat 207, 5 Ludgate Hill, Manchester, M4 4TG
Flat 119, 5 Ludgate Hill, Manchester, M4 4TG
Flat 110, 5 Ludgate Hill, Manchester, M4 4TG
Flat 107, 5 Ludgate Hill, Manchester, M4 4TG
Flat 104, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 201, 33 Simpson Street, Manchester, M4 4BG
Apartment 105, 33 Simpson Street, Manchester, M4 4BG

Apartment 103, 33 Simpson Street, Manchester, M4 4BG
Flat 7, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 15, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 26, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 20, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 19, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 26, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 24, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 16, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 14, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 609, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 518, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 514, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 411, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 308, 5 Ludgate Hill, Manchester, M4 4TG
Flat 215, 5 Ludgate Hill, Manchester, M4 4TG
Flat 214, 5 Ludgate Hill, Manchester, M4 4TG
Flat 206, 5 Ludgate Hill, Manchester, M4 4TG
Flat 202, 5 Ludgate Hill, Manchester, M4 4TG
Flat 111, 5 Ludgate Hill, Manchester, M4 4TG
Apartment G03, 33 Simpson Street, Manchester, M4 4BG
Apartment 502, 33 Simpson Street, Manchester, M4 4BG
Apartment 404, 33 Simpson Street, Manchester, M4 4BG
Apartment 205, 33 Simpson Street, Manchester, M4 4BG
Apartment 204, 33 Simpson Street, Manchester, M4 4BG
Apartment 104, 33 Simpson Street, Manchester, M4 4BG
Apartment 101, 33 Simpson Street, Manchester, M4 4BG
Flat 37, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 22, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 6, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 19, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 16, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 3, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 20, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 12, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 6, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 2, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 4, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 1, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 5, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 11, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 310, 5 Ludgate Hill, Manchester, M4 4TG
Flat 12, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 14, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 608, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 113, 5 Ludgate Hill, Manchester, M4 4TG
Flat 112, 5 Ludgate Hill, Manchester, M4 4TG
Serviced Apartment 102, 5 Ludgate Hill, Manchester, M4 4TG
Flat 106, 5 Ludgate Hill, Manchester, M4 4TG
Flat 105, 5 Ludgate Hill, Manchester, M4 4TG
Flat 101, 5 Ludgate Hill, Manchester, M4 4TG
Flat 24, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 5, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 601, 5 Ludgate Hill, Manchester, M4 4TJ

Flat 516, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 507, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 418, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 415, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 403, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 316, 5 Ludgate Hill, Manchester, M4 4TG
Flat 313, 5 Ludgate Hill, Manchester, M4 4TG
Flat 312, 5 Ludgate Hill, Manchester, M4 4TG
Flat 114, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 602, 33 Simpson Street, Manchester, M4 4BG
Apartment 501, 33 Simpson Street, Manchester, M4 4BG
Apartment 206, 33 Simpson Street, Manchester, M4 4BG
Flat 17, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 9, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 6, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 10, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 3, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 18, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 36, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 4, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 602, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 419, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 409, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 404, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 218, 5 Ludgate Hill, Manchester, M4 4TG
Flat 118, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 601, 33 Simpson Street, Manchester, M4 4BG
Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 25, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 21, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 11, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Apartment 9, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 19, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 14, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 3, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 5, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Apartment 10, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 605, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 604, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 513, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 505, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 503, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 407, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 213, 5 Ludgate Hill, Manchester, M4 4TG
Serviced Apartment 205, 5 Ludgate Hill, Manchester, M4 4TG
Flat 204, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 304, 33 Simpson Street, Manchester, M4 4BG
Apartment 303, 33 Simpson Street, Manchester, M4 4BG
Apartment 203, 33 Simpson Street, Manchester, M4 4BG
Apartment 202, 33 Simpson Street, Manchester, M4 4BG
Apartment 301, 33 Simpson Street, Manchester, M4 4BG
Apartment G02, 33 Simpson Street, Manchester, M4 4BG
Apartment G01, 33 Simpson Street, Manchester, M4 4BG
Apartment 102, 33 Simpson Street, Manchester, M4 4BG

Flat 27, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 39, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 8, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 30, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 33, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 23, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 28, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 16, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 23, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 402, 33 Simpson Street, Manchester, M4 4BG
Apartment 5, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 32, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 305, 5 Ludgate Hill, Manchester, M4 4TG
Flat 208, 5 Ludgate Hill, Manchester, M4 4TG
Flat 201, 5 Ludgate Hill, Manchester, M4 4TG
Flat 117, 5 Ludgate Hill, Manchester, M4 4TG
Flat 203, 5 Ludgate Hill, Manchester, M4 4TG
Flat 7, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 23, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 15, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 1, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 29, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 31, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 17, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 21, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 22, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Sales Office, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 18, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Apartment 4, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 23, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
The Ragged School, School Street, Manchester, M4 4HD
Flat 8, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 511, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 508, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 506, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 502, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 410, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 319, 5 Ludgate Hill, Manchester, M4 4TG
Flat 307, 5 Ludgate Hill, Manchester, M4 4TG
Flat 303, 5 Ludgate Hill, Manchester, M4 4TG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1