

Application Number/s: 133017/FO/2022

Applicant: OBI Property Limited

Agent: OBI Property Limited

Location: Hanover House, 30-32 Charlotte Street

Proposal: Installation of DDA compliant access including new external doorway from Charlotte Street.

Ward: Deansgate

Description of Site and Surrounding Area

The application related to Hanover House, 30-32 Charlotte Street, a seven-storey former warehouse building in Manchester City Centre. The building falls within the George Street Conservation Area and is proximate to a number of listed buildings. The building itself is not listed. However, it is considered a non-designated heritage asset due to its age and appearance.

The building is to the southwest of Charlotte Street and is orientated northeast towards the highway. Faulkner Street is positioned to the southeast, a surface car park to the southwest and St James Street is to the northwest. The area is predominantly midrise to high rise buildings.

Description of Proposal

The application seeks permission for minor alterations to the northeast elevation at ground floor level, consisting of the removal of a window and insertion of a glazed door within the frame (no alterations to brickwork etc.).

Publicity LBC

Site Notice/s Posted and Dates: Not Required

Press Adverts Published and Dates: Not Required

Neighbour Notification: Expired 30 March 2022

Representations Received: None

Consultations

Highway Services

Asked for clarification that proposed external door will open inwards and not over the highway.

Requested information regarding other internal works in the basement. However, not considered development so cannot be assessed as part of the application.

Requested confirmation as to why the number of parking spaces at the building is reducing from 10 to 7. Agent confirmed this was due to amendments to the basement layout (not part of this application as internal alterations only).

Save Unitary Development Plan Policies:

- Conservation Areas (18)

Saved Policy DC18.1 states that the LPA shall give particularly careful consideration to development proposals within Conservation Areas. In this instance, the application falls within the George Street Conservation Area. The LPA will seek to preserve and enhance the character of designated conservation areas.

The proposed alterations to the application property are considered to be minor in nature and would not result in any marked change to the character and appearance of the conservation area. As such, the policy accords with the issues identified within policy DC18.1

- Listed Buildings (19)

The LPA shall have regard to the desirability of securing the retention, restoration and maintenance and continued use of protected buildings as well as their general setting.

Although not itself a listed building, the application property is proximate to a number of listed buildings. Part 'd' of DC19.1 requires that the LPA seeks to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity.

The proposed alteration to the northeast elevation of Hanover House is modest in nature and would not materially impact on the setting of any nearby listed buildings. As such, the proposal accords with UDP Policy DC26.1

Core Strategy Policies:

- Spatial Principles (SP1)

Policy SP1 sets out the key spatial principles which will guide the strategic development of Manchester. Amongst the principles and relevant to this specific application is to consider the needs of all member of the community, including those with disabilities.

The development proposed under this application will contribute to improving the accessibility of a building and thus duly correspond with the aims policy SP1 seeks. The proposed door is to be carefully inserted into the existing façade of the building and is considered to be well designed. As such, the proposal is acceptable in terms of policy SP1.

- A Place for Everyone (CC10)

The city centre should develop as a location which appeals to a wide range of residents and visitors. Development which promotes this aim through, amongst other things, improving accessibility to buildings, shall be supported.

The proposed alterations to the building proposed under this application would improve access to the building and thus correspond with the aims of Policy CC10.

- Heritage (EN3)

Throughout the city, the LPA shall encourage development that complements and takes advantage of distinct neighbourhoods and historic/heritage features.

The proposed alterations to this non-designated heritage asset are modest and have been designed to make use and preserve existing architectural features, such as the opening to the Charlotte Street elevation. The proposal would have negligible impact on the building's character, as well as the character/setting of nearby listed buildings and conservation area/s. The proposal will also improve accessibility to the building and thus ensure its long term viable use.

National Planning Policy Framework Policies:

The NPPF sets out the Government's planning policies for England and how these should be applied, providing a framework within which locally prepared plans can be produced. Applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF should be considered as a material planning consideration.

Proposals that accord with an up to date development plan should apply a presumption in favour of sustainable development and be approved without delay.

Consideration has been made to Section 16 of the Framework, which concerns the conservation and enhancement of the historic environment. Paragraph 203 of the NPPF requires the effect of an application on the significance of a non-designated heritage asset to be considered. A balanced judgement must be struck between the scale of the development proposed, harm to the non-designated heritage asset and any public benefits arising from the development. In this instance, the very modest impact on the designated heritage asset is considerably outweighed by the gains in achieving improved accessibility to the building, particularly for those with disabilities.

Conclusion

The application represent sustainable development with no undue impact to the character or setting of any designated heritage assets. As such, the proposal is acceptable, accords with Manchester's Core Strategy and should thus be approved without delay.

RECOMMENDATION:

That planning permission be granted subject to the following planning conditions:

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 91 of the Town and Country Planning Act 1990.

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

- Location Plan ('Site Plan – Hanover House, dated 09/02/22) – Received 22/02/22
- Existing and Proposed Lift Access Plan, Proposed Street Level Access Door, Location Elevation (Drawing SK_200 dated 14/01/22) – Received 22/02/22
- Existing and Proposed Ground Floor Area (Drawing SK_300 dated 14/01/22) – Received 07/04/22)
- Information within email from OBI Property dated 07/04/22 timed 16:07

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. The proposed external door to the Charlotte Street elevation hereby approved shall be installed to open inwards only and must not open outwards over the adopted highway.

Reason: In the interest of highway safety and in accordance with Manchester Core Strategy policy DM1.