

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132692/LO/2022

Date registered valid: 2 February 2022

Proposal: LISTED BUILDING CONSENT for the installation of 2 no. projecting signs, 1 no. fascia sign, 1 no. internal hanging sign and an awning

Address: Unit 11, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR

Ward(s): Deansgate Ward

Applicant: David Carroll Individual Restaurants Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR

Agent (if any): Ms Maddie Davies 360 Signs Ltd The Bakery, Greenwood Street, Salford, M6 6PD

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

Recommendation: Approve

Date of recommendation: 8 March 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 February 2022 Expired: 1 March 2022

Site notice

Posted: Expired:

Press advert

Published: 15 February 2022 Expired: 8 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II

Conservation area: Cathedral Conservation Area 1972

Tree Preservation Order:

Description of area

This application relates to a Grade II Listed building named the Corn Exchange and located at 37 Hanging Ditch in the retail core of Manchester City Centre and within the Cathedral Conservation Area. The building is opposite the Grade I listed Manchester Cathedral and the Grade II Listed Shambles Public house and Sinclair's Oyster Bar.

The existing building was constructed for 12 years beginning in 1890 and completing in 1903. It was largely designed by Edward Potts and was built as a corn and produce exchange. The building suffered severe bomb damage in 1940 during World War II after which time the interior of the building was largely reconstructed. The building suffered further bomb damage in 1996 during the IRA's bombing of the City Centre following which the building was stripped back to its original structure and extensively restored.

Internally, the main entrance and the vertical circulation cores have remained largely intact and contain the most significant remaining features and few original features and some original internal structure remains on the upper levels and within the basement. Externally, the building retains a number of original features and detailing within the elevations.

Description of Development

The submitted application seeks Listed Building Consent for the installation of 2 no. projecting signs, 1 no. fascia sign, 1 no. internal hanging sign and an awning.

Consultations & Notification Responses

Local residents and businesses were consulted as well as a site notice posted for 21 days. No responses were received in relation to this.

Issues

Policies

The main issues for consideration relate to the impact of the proposals on visual amenity the impact on the special interest of the listed building. The main policies that relate to the proposal are Section 12 (Requiring Good Design) and Section 2 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage, EN1 (Design Principles and Strategic Character Areas) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policy, DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Visual Amenity and Impact on Listed Building

The proposed signs are a replacement for existing signage on the unit and will use the same position and fixing locations.

The proposed signage is considered to be acceptable and would not adversely affect the character and appearance of the listed building or visual amenity within the area.

For the above reasons, the proposal is considered to be acceptable and consistent with policy DM1 of the Manchester Core Strategy and saved policy 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

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 8 December 2021:

-Location Plan

Received by the City Council as Local Planning Authority on 13 January 2022:

-External Signage Proposal dated 13.01.2022 Revision F

-Design and access and Heritage Statement

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) Consent is granted on the basis that any signage fixings are formed within existing fixing holes and not sunk within the stonework.

Reason : Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

STARBUCKS, 75 Hanging Ditch, Manchester, M4 3DU
First Floor, Pler House, 1 Fennel Street, Manchester, M4 3DU
Pler House, 1 Fennel Street, Manchester, M4 3DU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) 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
Conservation Area - Cathedral Conservation Area 1972
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1