

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131270/FO/2021

Date registered valid: 6 August 2021

Proposal: Installation of two retractable awnings to ground floor

Address: 11 Stevenson Square, Manchester, M1 1DB

Ward(s): Piccadilly Ward

Applicant: Mr Andrew Blackburn Northern Hospitality (MCR) Ltd Quarter House,
11 Stevenson Square, Manchester, M1 1DB

Agent (if any): Miss Victoria Welch WSP 8 First Street, Manchester, M15 4RP

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

Recommendation: Approve

Date of recommendation: 14 December 2021

Application details

Type of application: Full Application Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 16 August 2021 Expired: 6 September 2021

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: Expired:

Press advert

Published: 24 August 2021 Expired: 14 September 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order:

Description of Site/Area

The proposal relates to the ground floor elevation of no. 11 Stevenson Square which is currently in use as a Bar. The design and form of the proposal building suggests this was originally built as a modestly sized textile warehouse.

The two visible elevations of the building (the narrower principal elevation with a greater level of architectural detailing to Stevenson Square and the longer and plainer side elevation to Little Lever Street) retain their intrinsic historic design.

Description of Development

The submitted application seeks planning permission for the installation of two retractable awnings to ground floor. Each of the two awnings would run above the heads of two windows, with one awning to either side of the central doorway.

Consultations & Notification Responses

Local residents and businesses were notified however no responses were received.

Highways:

The retractable awnings, when opened, will over-sail the adopted highway by 4m from the front of the building. It will therefore require a fee-based highway license pursuant to S177 of the Highways Act 1980.

The height of the awnings from the footway is 2.2m, which is not compliant with minimum recommendations. The minimum acceptable headway clearance is 2.5m and it is requested that the awnings meet this requirement to ensure there is no hazard to passing pedestrians. Updated highways comments following receipt of revised plans: The proposals are acceptable.

Design for Security at Greater Manchester Police

Recommend that the existing CCTV coverage is reviewed to ensure that the installation and use of the awnings does not impede the current coverage and that the outdoor seating area is still covered or is amended to ensure the area is covered when the awnings are in use.

Policies

The main issues for consideration relate to the impact of the proposals on visual amenity the impact on the Conservation Area and nearby listed buildings. The main policies that relate to the proposal are Section 12 (Achieving well designed places) and Section 16 (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.

Issues

Visual Amenity and Impact on the Historic Environment

The application building is located within Stevenson Square Conservation Area and fronts Stevenson Square. Other buildings fronting Stevenson Square include the large Grade II listed Sevendale House (listed under Dale Street), the Grade II listed building that includes No.49 Newton Street, No.18 Hilton Street and No.10 Stevenson Square. The frontage buildings also include various buildings that could be considered to be non-designated heritage assets. The proposal building is also seen in conjunction with the listed Police Museum building (listed under Newton Street) in views along Little Lever Street.

The two visible elevations of the building (the principal elevation to Stevenson Square and the side elevation to Little Lever Street) retain their intrinsic historic design. Whilst there is no evidence to suggest that the Stevenson Square elevation was designed to carry awnings it is acknowledged that the uses of the buildings has shifted from their original purposes and many of the buildings in the Northern Quarter, including the application building are now occupied by uses that contribute to the leisure and evening economy.

Each of the two awnings would run above the heads of two windows, with one awning to either side of the central doorway. The application as originally submitted showed awnings with dimensions of 3.95m x 4.0m. It was considered that awnings of this size, other than from close-up vantage points, would effectively conceal considerable parts of the ground floor windows from view which would detract from the appearance of the building and diminish the legibility of its overall design including by interrupting the vertical emphasis provided by the elevation openings and the relationship between the central doorway and the windows to either side.

In response to concerns raised, the awning height has been raised to provide 2.5m clearance to address the LHA comments; re-positioning the awnings to the fascia board rather than the window openings which would cause less harm to the building facade; and reducing the size of the awnings to 3m which would conceal less of the window openings and is in line with other

examples in Stevenson Square. The visual impact of the awnings would be reduced when the awnings are in a closed position.

It is considered that any harm to visual amenity and the Conservation Area is outweighed by the economic benefits which are to allow the premises to continue its active economic use and make a full and positive contribution to the Smithfield Conservation Area.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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 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:

-Document ref. Exterior Canopy Planning Revision A received by the City Council as Local Planning Authority on 14 March 2022.

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.

Informatives

1) The retractable awnings, when opened, will over-sail the adopted highway from the front of the building. They will therefore require a fee-based highway license pursuant to S177 of the Highways Act 1980. A license application can be made through the MCC contact centre on 0161 234 5004 or on-line https://www.manchester.gov.uk/directory_record/287425/projecting_overunder_the_highway/category/355/highways_and_pavements

Appendix 1 – List of consultees & neighbours notified

Highway Services
Urban Design & Conservation
Greater Manchester Police

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
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CITY2