

Application Number/s: 131734/FO/2021

Applicant: BMO Real Estate Partners

Agent: Reid Architects

Location: 17 York Street, Manchester, M2 3RS

Proposal: Alterations to York St entrance

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to the existing York Street entrance to no.17 York Street. The entrance is to the southeast elevation of the building and is the building's main entrance, architecturally integrated into the building. 17 York Street is an office building located within the Upper King Street Conservation Area, with 7 above-ground storeys and 2 basement floors.

Description of Proposal

The building is to undergo a refurbishment. As the building is not listed, it is only external works that will require consent through this planning application. The proposal has changed significantly from its original planned iteration and seeks permission to alter the design and appearance of the main York Street entrance.

Originally, the proposal included:

- Addition of a large decorative laser-cut screen to cover main entrance pediment
- Removal of gates and overhead metalwork

Submitted plans also show internal alterations. However, as established, the building is not listed and these alterations are not considered under this application for planning permission.

Publicity LBC

Site Notice/s Posted and Dates: Posted 13/10/21, Expired 03/11/21

Press Adverts Published and Dates: Published 01/1/21, Expired 26/10/21

Neighbour Notification: Notified 30/09/21

Representations Received: No Representation Received

Consultations

Highway Services

Highway service requested that more information with regards to dimensions and illuminance levels were provided for the proposed decorative fascia. It was also observed that the fascia was to extend over the adopted highway. However, this

element of the proposal has since been removed and thus the information is not required.

Greater Manchester Police

No objections

Urban Design & Conservation

Objection was received to the proposed design and appearance of the development. It was considered that the proposed alterations would unduly erode the post-modern architectural style of the building, which would cause substantial harm to the character and appearance of the Upper King Street Conservation Area. As such, amendments to the proposed scheme were received through proactive communication with the applicant/agent.

Save Unitary Development Plan Policies:

- Conservation Areas (18)

Core Strategy Policies:

- Spatial Principles (SP1)
- Design Principles in Strategic Character Areas (EN 1)
- Heritage (EN 3)
- Development Management (DM 1)

National Planning Policy Framework Policies:

- Decision-making (4)
- Building a strong, competitive economy (6)
- Achieving well-designed places (12)
- Conserving and enhancing the historic environment (16)

Assessment

Design & Heritage

Paragraph 38 of the NPPF states that local authorities should approach decisions in a positive and creative way. It is necessary to work proactively with applicants to secure developments that would improve economic, social and environmental conditions of an area, with an aim to approve applications for sustainable development where possible.

Saved UDP Policy 18 states that the Council shall give particularly careful consideration to development proposals within Conservation Areas (CAs). This development is within the Upper King Street CA. Such issues such as the relationship of development to neighbouring buildings, effect of changes to the appearance of a building, desirability of retaining existing features shall all be considered carefully.

CS Policy EN1 stipulates that developers consider the City's heritage and development shall continue the rich pattern of activity in the core area. Policy EN3 sets out that the Council will encourage development that complements and takes advantage of distinct heritage features.

In this instance, the initial proposal was not considered acceptable and was not considered to appropriately take into account the building's position in a strategic character area and Conservation Area. The proposal was considered harmful to the Conservation Area. Although paragraph 207 suggests that not all elements of a Conservation Area contribute to its significance, it was considered that the substantial entrance to no.17 York Street, which is of high architectural importance and quality, did indeed contribute to the Upper King St Conservation Area.

As a result, the applicant amended the proposal, with the following specific points of note:

- The existing entrance corresponds with the front façade of the building. In particular, the existing metal gates and pediment are important architectural characteristics that contribute to the building's overall appearance and contribute positively to the Conservation Area. Removal of the gates and the addition of a large, bulky rectangular cover over the pediment was considered inappropriate. The proposed cover and the proposed removal of the gates were removed from the application.

Amended/Additional Plans:

- Drawing A.L.071 Revision A
- Drawing A.L.030

The amended/additional plans received are considered to be acceptable, though some more information is required as to full and final details, which can be conditioned.

Amenity

CS Policy SP1 requires that all development make a positive contribution to the health, safety and wellbeing of residents, as well as consider the needs of all people. As per CS Policy DM1, development should be acceptable in terms of impacts by way of amenity.

The proposed entrance alterations would not be expected to cause undue harm to the amenity of any neighbouring occupiers or users of any nearby buildings. The proposed alterations to the entrance would retain suitable accessibility by all people, including those with mobility limitations. As such, it is considered that the proposal duly complies with relevant policies and accords with the NPPF.

Highway Safety

The proposed development would not be expected to cause any undue impact to highway safety or lead to increased traffic generation in the area. As such, the proposal accords with CS Policy DM1 and Paragraph 111 of the NPPF.

Crime Prevention

As the proposal includes alterations to an entrance to a building, Greater Manchester Police (GMP) were duly informed. GMP provided no objection, but did recommend steps that could be taken to ensure a high level of security and prevent crime. These recommendations will be included as an informative to any approval.

Conclusion

The proposed development is considered to be sustainable development. As per PPF paragraph 11, there is a presumption in favour of sustainable development and development that accords with up-to-date development plan/s should be approved without delay.

Some concerns remain regarding the final design of the scheme. However, these details can be addressed by appropriate use of planning conditions.

RECOMMENDATION:

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

Article 35

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. The proposed details are considered acceptable

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:

- Site Location Plan (Drawing A.L.002 dated Sep 21) – Rec 24/09/21
- Existing York Street Elevations (Drawing A.L.036 dated Sep 21) – Rec 24/09/21
- Proposed York Street Elevations (Drawing A.L.071 Rev A dated Oct 21) – Rec 09/12/21
- York Street Entrance Sketch Plan (Drawing A.L.030 dated Dec 21) – Rec 09/12/21

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. Notwithstanding the details approve within condition 2 before any works in relation to each of the following items commence the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Full and final details of the proposed frames and structural glazing system to the York Street entrance

Reason - In the interests of visual amenity EN3 of the Core Strategy and saved policy DC18 of the Unitary Development Plan for the City of Manchester.