

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132463/FO/2021

Date registered valid: 10 December 2021

Proposal: Installation of external canopy and the opening up of 1no. window to create the external entrance to allow for the installation of disabled lift

Address: Chethams School Of Music , Long Millgate, Manchester, M3 1SB

Ward(s): Deansgate Ward

Applicant: Mr P McCartney Chethams School of Music Long Millgate, Manchester, M3 1SB

Agent (if any): Mr Ryan Brookes Millson Group Limited Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW

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

Recommendation: Approve

Date of recommendation: 2 February 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

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

Listed building: Grade I

Conservation area: Cathedral Conservation Area 1972

Tree Preservation Order:

Description of Site/Area

The application relates to the courtyard elevation of the Nicholl's Building at Chetham's School of Music. Chetham's School of Music campus is situated within the north of Manchester city centre adjacent the Cathedral, Urbis and Victoria Station. The campus occupies an area of approximately 1.2 hectares and is bounded on the south and east by the Cathedral and Cathedral Gardens, on the west by Victoria Street and on the north east by Victoria Station Approach and Long Millgate. The campus comprises 7 buildings in total.

Description of Development

Installation of external canopy and the opening up of 1no. window to create the external entrance to allow for the installation of disabled lift.

Relevant Planning History

App ref. 101443/FO/2013/C1 Elevational alterations to include the creation of a new door and the modification of an existing window - APPROVED 13 March 2013

Consultations & Notification Responses

Local residents were notified however no responses were received.

Policy

The NPPF (2021)

Relevant Saved UDP Policies:
DC18. Conservation Areas

Relevant Core Strategy Policies:

- Spatial Principles (SP 1)
- Policies DM1 (Development Management)
- CC9 (Design and Heritage)
- EN3 (Heritage)
- CC10 (A Place for Everyone)

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity, in particular the impact on the character of the building and the availability of disabled access, SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester.

Impact on the Character and Appearance of the building.

The external alterations are required to install an internal lift to upgrade access arrangements for disabled people. The replacement door and proposed canopy is considered to be acceptable in design terms, and the breaking through of an existing window apertures to create a replacement window with obscure glazing also considered to be acceptable, as it would be partly hidden by the ground floor parapet wall, and both interventions are considered to be minor adjustments to the original architecture of the building and would not be at odds with the building design or detract from the character of the building.

Overall the improvement to disabled access outweighs any negative impacts on visual amenity

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the 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:

-Location Plan stamped as received by the City Council, as Local Planning Authority on 10 December 2021.

-Existing Floor Plans and Elevations ref. DR-PL-700-01 stamped as received by the City Council, as Local Planning Authority on 10 December 2021.

-Proposed Floor Plans and Elevations ref. DR-PL-700-02 stamped as received by the City Council, as Local Planning Authority on 10 December 2021.

-Existing and Proposed Site Plan ref. 2735-MG-A-DR-PL-700-03 stamped as received by the City Council, as Local Planning Authority on 10 December 2021.

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.

Appendix 1 – List of consultees & neighbours notified

Flat At, Chethams School Of Music, Long Millgate, Manchester, M3 1SB

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) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CITY1