

Application Number/s: 131998/LO/2021

Applicant: LWP Eastbrook Property Limited

Agent: Atelier MB

Location: 86 Princess Street (Manchester House)

Proposal: LBC – Works to exterior of building consisting of stonework repairs and lead flashing to existing hood mould

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to Manchester House, 86 Princess Street. Manchester House is a six-storey building with basement and sub-basement and is a former warehouse building. The building is bound by an unnamed access road to the north, Princess Street to the east, 88 Princess Street to the south and the River Medlock to the west. The building is within Manchester's City Centre.

Description of Proposal

An application has been submitted for listed building consent for the limited repair and replacement of parts of stonework and lead to the area above the existing main entrance. It has been confirmed by specialist stonemasons that the extent of damage means that localised limited repair is not possible in this instance.

The information submitted with the application confirms that scaffolding will be required prior to work commencing for closer inspection and steam cleaning of the existing fabric.

New lead flashing is to be installed with lap joints and the upstand is to be lead covered.

Publicity LBC

Site Notice/s Posted and Dates: 11/11/2021 – Expired 02/12/2021

Press Adverts Published and Dates: 09/11/2021 – Expired 30/11/2021

Neighbour Notification: 04/11/2021 – Expired 25/11/2021

Representations Received: None

Consultations

Urban Design & Conservation

Acceptable in principle. However, some concern as to the extent of the lead upstand, which could be excessive.

'The proposal is to dress the lead 75mm to 100mm up the face of the stone which may involve chasing a cutline into the red sandstone, which in my opinion is harmful and not fully justified. My preference is to dress the leadwork into the recess band of stone

which will work to an obvious joint and minimise it's impact visually as well as removing the need to cut into perfectly sound sandstone. As there is currently no lead flashing then this would be an improvement, albeit it might not strictly meet the exact standard detailing.

I think a common sense approach needs to be taken here and I think we need to condition the extent of lead flashing to be agreed on site, as not prepared to sign off on the basis of a cut line above the recess at this stage.

With regard to the cleaning, Happy with the superheated steam clean, but if it changes to a chemical clean then we'll need to agree this and see justification for it.

Save Unitary Development Plan Policies:

- Conservation Areas (18)
- Listed Buildings (19)

Core Strategy Policies:

- Heritage (EN3)

National Planning Policy Framework Policies:

- Conserving and enhancing the historic environment (16)

Design & Heritage

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting "special regard" will be given to the "desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". The effect of this section is that decision-makers considering harm to heritage assets cannot simply treat the desirability of preserving the setting of a listed building as a mere material consideration to which they can simply attach the weight they see fit in their judgement.

The statutory duty provided by section 66(1) of the Act goes beyond that and treats the preservation of the setting of a listed building as presumptively desirable. The effect of the statutory requirement is to impose a duty on decision-makers to give "considerable importance and weight" or "high priority" to the desirability of preserving listed buildings and their settings.

Paragraph 194 of the NPPF states that, in determining applications, local authorities should require the applicant to describe the significance of any heritage assets, including contribution made to their setting. The level of detail should be proportionate and not more than what would be sufficient to understand potential impacts. It is considered that the applicant had duly supplied this information.

In determining applications, LPAs should take account of the desirability of enhancing/sustaining the significance of the asset and positive contribution the asset makes.

The proposed intervention to the designated heritage asset have been identified as potentially harmful by the Authority's Conservation Officer.

As per paragraph 55 of the NPPF, local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. In this instance, it is considered that a suitable condition could be added to any approval, requiring more detailed full and final details information is provided, which would in turn allow any interventions to the listed building to be more carefully controlled and fine-tuned so as to lessen the harm to what would be defined as 'less than substantial' as per paragraph 202 of the NPPF.

As such, the proposed interventions, consisting of stonework repairs and leaf flashing details to the existing hood mould are acceptable in principle, subject to full and final details/methodology being provided.

During the course of the application, it was confirmed by the applicant that scaffolding would need to be erected. A condition would thus be necessary, requiring further information to be provided as to the scale of such scaffolding and method of attachment to the building.

The principle of the development accords with Saved UDP Policies 18 (Conservation Areas) and 19 (Listed Buildings), Core Strategy Policy EN3 and Section 16 of the NPPF.

Amenity

The type and scale of alteration proposed to the listed building would not result in any undue impact to the continued amenity of occupiers/users of the building itself or any surrounding buildings and is acceptable.

Conclusion

The principle of the alterations to the listed building are acceptable, subject to full and final details to be provided.

RECOMMENDATION:

Listed Building Consent be given subject to the following conditions:

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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:

- Location Plan (Drawing E(900) dated October 2021) – Received 21 October 2021

- Condition Survey 1 of 2 (Drawing E(401) dated September 2021) – Received 21 October 2021
- Condition Survey 2 of 2 (Drawing E(402) dated September 2021) – Received 21 October 2021
- Lead Flashing Details (Drawing P(400) dated September 2021) – Received 21 October 2021
- Hood Mould Details and Elevation (Drawing E(400) dated September 2021) – Received 21 October 2021
- Repair Specification prepared by Atelier MB Ltd dated 21 October 2021 – Received 21 October 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policies DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3. Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority ahead of works commencing to those elements within parts a) to f):

- a) Details of the extent and location of the lead flashing detail to be applied to the hood mould and method of application
- b) Details and samples of proposed stonework and any mortar/pointing repairs

Reason - In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, EN3 and DM1 of the Core Strategy.

4. Before erection of any external scaffolding commences a methodology and specification for that scaffolding including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

Reason - In the interests of visual amenity and 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.