

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132404/FO/2021

Date registered valid: 20 December 2021

Proposal: Installation of new 2 storey marble totem with illuminated recessed logo, installation of new shopfront to ground floor, rendering of shopfront fascia and installation of lighting

Address: 12 St Marys Gate, Manchester, M1 1PX

Ward(s): Deansgate Ward

Applicant: Mr Richard Talbot End Clothing Ashworth and Parker Limited, Unit C Merlin Way, New York Industrial Estate, Newcastle, NE27 0QG

Agent (if any): Mr David Bennett Brinkworth 4-6 Ellsworth Street, London, E2 0AX

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

Recommendation: Approve

Date of recommendation: 31 January 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 5 January 2022 Expired: 26 January 2022

Neighbour notifications

Printed: 5 January 2022 Expired: 26 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: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order:

Description of Site/Area

The application relates to a 4 storey building known as Bank House which has its main elevation into St Marys Gate. The building is located within the St Anns Square Conservation Area with St Marys Gate forming its northern boundary and there are a number of listed buildings nearby including the Grade II Royal Exchange and the Grade II* Barton Arcade. With the exception of part of the ground floor and the basement the building is occupied by Paperchase.

The existing building is well proportioned and has a robust, coordinated and cohesive design dating from c.1950s. The main façade to St Marys Gate features a stone clad concrete framed façade with a dominant primary grid that both frames the building and encloses a strong stonework secondary grid that defines the windows and infills within a central element across three floors. The primary grid features 3 punched windows to either side of the secondary grid.

The windows in their current format were introduced in 1998 when Paperchase first took up occupancy within the building. This previous alteration to the building also included the introduction of a wall of colour being introduced which extends through the ground and first floors.

Description of Development

The submitted application seeks planning permission for the installation of new 2 storey marble totem with illuminated recessed logo, installation of new shopfront to ground floor, rendering of shopfront fascia and installation of lighting.

Consultations & Notification Responses

Local residents were notified however no responses were received.

Highways

2 Storey Marble Totem: The existing façade will be cleaned and any flashing on the cills and cornices will be repaired. The three hanging banners will be removed and two will be replaced (separate planning application 132405/AO/2021). The existing feature entrance totem will be replaced by marble cladding. The totem will be sited only within the curtilage of the site and will not impinge onto the adopted highway.

New Shopfront: The entrance will be moved 1300mm to the right and the level access maintained via the extension of the current ramp. The new entrance will provide inward opening doors which is acceptable to Highways. **VINYL FILM** Two layers of vinyl film will be installed on the first and second floor windows. The proposed vinyls are not located on the adopted highway network. The proposed vinyls do not extend over the adopted highway. As such, a Projection over License will not be required. The proposed vinyls comply with headroom and carriageway clearance requirements.

Roller Shutters: The existing roller shutters are to be replaced for new. It is understood that the roller shutters are not located on the adopted highway network. If the roller shutters extend onto the adopted highway then a Projection over License will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicant's expense.

LIGHTING: The proposed luminance of any lighting should be in line with the 600cd/m² maximum stated by the Institute of Lighting Engineers. It is expected that lighting will be angled so as not to adversely impact on the operation of the adjacent adopted highway.

Environmental Health - recommendation of a condition in relation to external lighting and signage.

Policies

The main policies that relate to the proposal section 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the revised National Planning Policy Framework (2021), Policies SP1 (Spatial Principles), EN3 (Heritage), EN19 (Waste), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management), of the Adopted Core Strategy for the City of Manchester and saved policies, and DC18.1 (Conservation Areas) of the Unitary Development Plan for the City of Manchester.

Issues

Visual Amenity

The proposal seeks to retain the existing shopfront, making good where necessary. The proposals seek to remove the existing feature entrance totem to be replaced by a white marble clad version. The ground floor door will be moved to the right door to the right to allow the totem to be extended to the ground floor and incorporate signage.

The proposal is considered acceptable in terms of visual amenity and would not cause harm to the St Ann's Square Conservation Area or nearby listed buildings.

Inclusive Access

Access to the store will be through the main entrance on St Mary's Gate. The entrance will be moved 1300mm to the right. Level access will be maintained through the extension of the current ramp. The upper floor levels being accessed by either the staircase or lift.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance the Local Planning Authority worked with the agent by requesting further information relating to the proposal and appropriate conditions are attached to the approval.

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:

Received by the City Council as Local Planning Authority on 3 December 2021:

- Location Plan
- Existing Shopfront Elevation drawing no. P 5000
- Proposed Shopfront Elevation drawing no. P 5100
- Proposed Shopfront Elevation Illumination drawing no. P 5101

- Proposed Shopfront Plans drawing no. P 5110
- Shopfront Section 01 drawing no. P 5120
- Shopfront Section 02 drawing no. P 5121
- Shopfront Section 03 drawing no. P 5122
- Proposed Shopfront Details 01 drawing no. P 5125
- Proposed Shopfront Details 02 drawing no. P 5126
- Proposed Shopfront Details 03 drawing no. P 5127
- Proposed Shopfront Signage Details 01 drawing no. P 5130

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) Samples and specifications for the following elements, shall be agreed with the City Council, as the Local Planning Authority, shall be submitted and approved in writing prior to any works to those elements commencing on site:

- Proposed marble on external totem
- Final colour and finish of the external render

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

6) Prior to the installation of any external lighting, a scheme so as to control glare and overspill onto nearby residential properties shall be submitted to the City Council as local planning authority

Reason - To safeguard the amenities of the occupiers of nearby properties in accordance with Core Strategy Policies DM1 and SP1.

Informatives

1) If the roller shutters extend onto the adopted highway then a Projection over License will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense.

The proposed luminance of any lighting should be in line with the 600cd/m² maximum stated by the Institute of Lighting Engineers. It is expected that lighting will be angled so as not to adversely impact on the operation of the adjacent adopted highway.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

SPAR, 10 St Mary's Gate, Manchester, M1 1PX
First Floor, 8 - 10 Exchange Street, Manchester, M2 7HA
Doctorcall Limited, Fifth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
61 Barton Arcade, Manchester, M3 2BJ
Third Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
First Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
1 St Mary's Gate, Manchester, M1 1BZ
3 St Mary's Gate, Manchester, M1 1BZ
43 Deansgate, Manchester, M3 2AY
41 Deansgate, Manchester, M3 2AY
Sixth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Fifth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Third Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Second Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Speakers House, 39 Deansgate, Manchester, M3 2BA
Part Sixth Floor FRT, Acresfield, 10 Exchange Street, Manchester, M2 7HA
Unit 5, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Units 2 And 3, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Unit 1, Acresfield, 8 Exchange Street, Manchester, M2 7HA
STARBUCKS COFFEE, Unit 4 At, 8 - 10 Exchange Street, Manchester, M2 7HA
Fourth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
First Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
5 St Mary's Gate, Manchester, M1 1PX
OLIVER BONAS, 12 - 14C St Mary's Gate, Manchester, M1 1PX
Acresfield, 10 Exchange Street, Manchester, M2 7HA
Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
FLIGHT CENTRE, 2 - 8 St Mary's Gate, Manchester, M1 1PU
Ground Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fourth Floor And Fifth Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
45 Deansgate, Manchester, M3 2AY
Second Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Sixth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
5 Acresfield, 8 Exchange Street, Manchester, M2 7HA
Unit 4, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
47 Deansgate, Manchester, M3 2AY
62 Barton Arcade, Manchester, M3 2BJ
49 Deansgate, Manchester, M3 2AY
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA

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 - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1