

Application Number/s: 131376/FO/2021 & 131377/LO/2021

Applicant: Edward Gee @ CG Recovery Limited

Agent: Ellie Philcox @ Euan Kellie Property Solutions

Location: 27 Byrom Street, Manchester, M3 4PF

Proposal: Internal and external alterations to building, single storey rear extension and associated works

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to no.27 Byrom Street, a three storey with basement, mid-terraced building on the east side of Byrom Street. The building is currently unoccupied but has previously been occupied by a medical practice (Class E) uses. The property would originally have been built as a single dwellinghouse.

The application property is orientated east and faces onto Byrom Street, with no front curtilage. The immediate vicinity is characterised mostly as low rise building in professional uses (Class E) and residential.

The application property is located within the St. John Street Conservation Area. The building is under a group listing, with Nos. 25-31 (odd numbers) and the attached former chapel being listed. The entry with Heritage England sets out the below:

Terrace row of four town houses, now offices. Late C18, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions. Three storeys over cellars, 3+2+3+3 windows; moulded gutter cornice; doorways to the left, all 4-centred arched with attached Gothic doorcases composed of clustered shafts terminating in pinnacles and ogival heads with finials, and those at nos. 25 and 27 with delicate Gothic tracery in the fanlights; sashed windows with raised sills and flat-arched heads, those at nos. 25 and 27 all 12-paned (but including a tripartite sash at ground floor of no. 27), and the others mostly without glazing bars. Large multiple-flue chimneys crossing the ridge. Rear of no. 31 has attached early C19 chapel with gabled ends, openings bricked up, and coped parapets. Interiors not inspected. Forms group with similar houses in St John Street (q.v.).

Description of Proposal

External Alterations

The application seeks permission for a single storey rear extension, following demolition of an existing single storey rear extension. The proposed extension will infill the entire yard area and provide further office space. The extension is to be built with a flat roof with masonry parapet and fitted with rooflights. A single security door will be fitted to the rear elevation to service as an emergency exit. Exterior works are also to include replacement of later windows to rear elevation with slimline double-glazed

timber frame windows and fitting of double-glazed sash windows to front elevation. The insertion of a Conservation-style rooflight is proposed to the rear elevation to provide additional light to second floor office accommodation proposed.

Internal Alterations

Minor works are proposed to the basement including some minor partitioning and insertion of a new door.

To the ground floor, existing coving along with plaster archway and corbel detail is to be repaired and retained. A later addition glazed inner door and frame is to be removed. Existing staircase with balustrade will be repaired and retained. A later addition UPVC window between the living room and hallway is to be removed. A disused service duct and some poor quality double UPVC doors are to be removed, replaced with single door to align with upper floor windows. A W/C will be installed

To first floor, a section of load bearing wall is to be removed to open up rooms, retaining lips to demonstrate original space. Later addition stud partition walls are to be removed, as well as later addition windows to the historic rear elevation. Window heads will be reinstated to original lintel height.

To second floor, a section of load bearing wall is to be removed to open up rooms. A later addition internal wall to the rear elevation is to be removed, along with partition wall near the staircase.

Retrospective Work

As part of the LBC application, retrospective works that have already taken place are included in the application in order to regularise the works. The works include the refurbishment/alteration of windows to the front elevation of the application property and the conversion of loft space to provide storage.

Publicity LBC

Site Notice/s Posted and Dates: Posted 08/09/21, Expired 29/09/21

Press Adverts Published and Dates: Published 03/09/21, Expired 28/09/21

Neighbour Notification: As per Appendix

Representations Received: None

Publicity Full

Site Notice/s Posted and Dates: Posted 08/09/21, Expired 29/09/21

Press Adverts Published and Dates: Published 03/09/21, Expired 28/09/21

Neighbour Notification: As per Appendix

Representations Received: None

Consultations (Listed Building Consent)

Urban Design & Conservation:

Throughout the assessment of the application, the planning officer worked closely with the Authority's Conservation Officer. The conservation officer, planning officer and agent/applicant worked closely together and a number of alterations were secured to the original design, to more appropriately consider the designated heritage assets (both listed building and Conservation Area).

Historic England:

No comment, informed to rely on the feedback from the Authority's own Conservation Team.

Consultations (Full Application)

Highway Services:

No objections. Recommended the inclusion of a modest CMP be provided, which is acceptable given the scope and location of the development.

Environmental Health:

No objections. Requested the inclusion of a modest CMP, similarly to highway services. Requested information in relation to refuse storage and noise attenuation for any external plant (if proposed).

Save Unitary Development Plan Policies:

- 18 Conservation Areas
- 19 Listed Buildings

Core Strategy Policies:

- SP1 Spatial Principles
- CC9 Design and Heritage
- DM1 Development Management

National Planning Policy Framework Policies:

- 2 Achieving Sustainable Development
- 4 Decision Making
- 16 Conserving and enhancing the historic environment

Principle of Development

Design & Conservation

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

The application proposes alterations and additions to a Grade II listed building. As per paragraph 194 of the NPPF, local planning authorities require an applicant to suitably describe the significance of the impact to any heritage assets affected. It is considered that, despite numerous alterations throughout the assessment process, that the submitted heritage statement remains acceptable and considers impacts to the heritage statement.

When considering the impact of a proposed development on a designated heritage asset, great weight should be given to the asset’s conservation. Any harm to the designated heritage asset should require clear and convincing justification.

The NPPF sets out a ‘sliding scale’ of harm from the worst being total loss, to substantial harm then to less than substantial harm. The original proposal for alterations and additions to no.27 Byrom Street were significant and would certainly have caused substantial harm to the character and appearance of the designated heritage asset. Through proactive communication with the applicant and agent, as well as significant liaising with the Conservation officer, amendments were achieved to the overall design that lessened the overall impact to what is considered less than substantial. There remains some elements of the design and proposal that may cause localised substantial harm. However, it is considered that these can be somewhat controlled and further honed through the addition of appropriate conditions, requiring further methodology and full and final details of such items.

The proposed single storey rear extension in particular is considered more appropriate than the originally planned two-storey design. Interior alterations have been amended and reduced in their scope to allow for the lessening of the overall impact. Furthermore, as set out under CS Policy EN3, the Council shall encourage development that encourages the re-use of heritage assets. In this instance, the alterations will allow the building to continue use as a place of employment. The interventions are considered to generally strike a balance of preserving the heritage asset, whilst allowing for its continued use as an employment space.

Amenity

The most recent use of the building was a medical practice. A medical practice falls under Use Class E(e), with the new use of the building proposed to be Use Class E(c). The movement between these two related uses does not require consent and, as such, the principle of the use is deemed acceptable with limited impacts on the amenity of surrounding uses and occupiers.

CS Policy DM1 sets out numerous amenity impacts that require consideration during the construction and following implementation of development. Of the policy points, effect on amenity may be caused during the construction phase of the development, exacerbated by the highly central location of the development within Manchester City Centre. The impacts, however, can be appropriately mitigated with the use of appropriate planning conditions (CMP), as suggested by both Environmental Health and Highway Services. As such, the development shall be subject to a CMP condition to appropriately limit the amenity impacts (such as noise, vibration, dust etc.) during construction.

The proposed use of the building as offices would not be expected to generate undue negative externalities that would impinge on the quality of nearby uses and residents. As such, the proposal accords with CS Policies SP1 and DM1.

The proposed single storey rear extension will be of a modestly larger scale than the existing single storey extensions they replace. Though the extension will inevitably lead to some modest loss of light/outlook from some windows to surrounding buildings, the impact would not be considered to be so great so as to be considered unacceptable. In addition, it is noted that no objections were received with regards the proposal.

Highways, Accessibility, Parking & Servicing

As a starting point, Paragraph 111 of the NPPF states that development shall only be prevented or refused if severe impact would be caused to highway safety or cumulative impacts on the highway network would be severe.

The type and scale of development would not lead to severe or notable impact on highway safety. The Authority's Highway Services team did state that it would be preferable that some off-street secure cycle storage be provided. However, due to the plot size and proposed layout of the plot, this would not be achievable. Despite this being somewhat unfortunate, the lack of cycle storage would not in itself cause severe impact on the highway network, with the highly sustainable city centre location allowing occupiers and users of the building to either rely on alternative transportation methods or to use cycle parking off site.

It is noted within the proposal that no external refuse storage is provided. However, this is acceptable on balance given the constrained nature of the site. In lieu, it is confirmed that internal waste storage will be provided with daily collections. This arrangement is considered acceptable by Highway Services and shall be conditioned.

In summary, the proposal accords with relevant policies DM1, SP1 of the CS and the NPPF.

Environmental Impacts and Climate Change

The scale of the development and the limited alterations would not be expected to cause substantial impact to the environment of the immediate area, nor to the wider climate by way of increased emissions etc. The proposal will allow the suitable use of a long-standing building, which is appropriate.

Retrospective Works

The application property has been subject to unauthorised works, that would have required listed building consent. The works include alterations to the front elevation windows and conversion of loft space. It is considered that, given time elapsed and the overall less than substantial works this has caused, the wider LBC application can be used to regularise these works. Information has been provided to demonstrate what works have been done as well as the process followed.

Disabled Access

CS Policy DM1 requires that all development has regard to accessibility, including for those who are disabled. It is noted within the submitted information ('Access Strategy within the Design and Access Statement) that accessibility has been considered to an acceptable degree, according with the wording of CS Policy DM1 and Paragraph 112 of the NPPF.

Other Issues not related to Planning

None.

RECOMMENDATION:

That planning permission be granted subject to the following planning 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 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 and Existing Site Plan (27_0001) – Received 16 August 2021
- Existing Basement Plan (27_0010) – Received 16 August 2021
- Existing Ground Floor Plan (27_0011) – Received 16 August 2021
- Existing First Floor Plan (27_0012) – Received 16 August 2021
- Existing Second Floor Plan (27_0013) – Received 16 August 2021
- Existing Roof Plan (27_0014) – Received 16 August 2021
- Ground Floor Demolition Plan (27_0021 Rev B) – Received 04 November 2021
- First Floor Demolition Plan (27_0022 Rev B) – Received 04 November 2021
- Second Floor Demolition Plan (27_0023 Rev B) – Received 04 November 2021
- Proposed Basement Plan (27_0100) – Received 04 November 2021
- Proposed Ground Floor Plan (27_0101 Rev B) – Received 04 November 2021
- Proposed First Floor Plan (27_0102 Rev B) – Received 04 November 2021
- Proposed Second Floor Plan (27_0103 Rev A) – Received 04 November 2021
- Proposed Roof Plan (27_0104 Rev A) – Received 04 November 2021
- Existing Front and Rear Elevations (27_0200 Rev B) – Received 04 November 2021
- Existing North and South Elevations (27_0201) – Received 16 August 2021
- Proposed Front and Rear Elevations (27_0250 Rev A) – Received 04 November 2021
- Proposed North and South Elevations (27_0251 Rev A) – Received 04 November 2021
- Existing Section A & B (27_0300) – Received 16 August 2021
- Existing Section C (27_0301) – Received 16 August 2021
- Existing Section D (27_0302) – Received 16 August 2021
- Existing Section E (27_0303) – Received 16 August 2021
- Proposed Sections A & B (27_0350 Rev A) – Received 04 November 2021
- Proposed Section C (27_0351 Rev A) – Received 09 December 2021
- Proposed Section D (27_0352 Rev A) – Received 04 November 2021
- Proposed Section E (27_0353 Rev B) – Received 09 December 2021
- Heritage Statement (27 Byrom Street dated November 2021) – Received 04 November 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.

3. Prior to the commencement of the development, all materials to be used on all external elevations of the proposed single storey rear extension shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of ventilation/air bricks and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

4. Prior to commencement of development, a Construction Management Plan shall be submitted to and approved by the Council, including air quality assessment in relation to construction, a proposed methodology for the delivery of materials to and removal of waste from the site, arrangements for contractor parking. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such as out of hours works. Any proposal for out of hours works (as below) will be submitted to and approved by this section, the details of which shall be submitted at least 4 weeks in advance of such works commencing.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to policies SP1 and DM1 of the Core Strategy.

5. Prior to the occupation of the development hereby approved, the scheme for the storage and disposal of refuse as set out under Section 8 and Appendix E of the Design & Access Statement shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy.

6. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies SP1 and DM1 of the Core Strategy.

7. Before any replacement of rainwater goods takes place, full details of the proposed replacements, including brackets, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure an acceptable development at the listed building, pursuant to policy DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

8. Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

That listed building consent be given subject to the following planning 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 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 and Existing Site Plan (27_0001) – Received 16 August 2021
- Existing Basement Plan (27_0010) – Received 16 August 2021
- Existing Ground Floor Plan (27_0011) – Received 16 August 2021
- Existing First Floor Plan (27_0012) – Received 16 August 2021
- Existing Second Floor Plan (27_0013) – Received 16 August 2021
- Existing Roof Plan (27_0014) – Received 16 August 2021
- Existing Front & Rear Elevations (27_0210) – Received 15 December 2021
- Ground Floor Demolition Plan (27_0021 Rev B) – Received 04 November 2021
- First Floor Demolition Plan (27_0022 Rev B) – Received 04 November 2021
- Second Floor Demolition Plan (27_0023 Rev B) – Received 04 November 2021
- Proposed Basement Plan (27_0100) – Received 04 November 2021
- Proposed Ground Floor Plan (27_0101 Rev B) – Received 04 November 2021
- Proposed First Floor Plan (27_0102 Rev B) – Received 04 November 2021
- Proposed Second Floor Plan (27_0103 Rev A) – Received 04 November 2021
- Proposed Roof Plan (27_0104 Rev A) – Received 04 November 2021
- Existing Front and Rear Elevations (27_0200 Rev B) – Received 04 November 2021
- Existing North and South Elevations (27_0201) – Received 16 August 2021
- Proposed Front and Rear Elevations (27_0250 Rev A) – Received 04 November 2021
- Proposed North and South Elevations (27_0251 Rev A) – Received 04 November 2021
- Existing Section A & B (27_0300) – Received 16 August 2021
- Existing Section C (27_0301) – Received 16 August 2021
- Existing Section D (27_0302) – Received 16 August 2021
- Existing Section E (27_0303) – Received 16 August 2021
- Proposed Sections A & B (27_0350 Rev A) – Received 04 November 2021
- Proposed Section C (27_0351 Rev A) – Received 09 December 2021
- Proposed Section D (27_0352 Rev A) – Received 04 November 2021
- Proposed Section E (27_0353 Rev B) – Received 09 December 2021
- Existing Attic Plan and Information (Drawing 27_0025) – Received 15 December 2021
- Existing Window Cross Section & Details (Drawing 27_0211) – Received 15 December 2021

- Heritage Statement (27 Byrom Street dated November 2021) – Received 04 November 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.

3. Prior to the commencement of the development, all materials to be used on all external elevations of the proposed single storey rear extension shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of ventilation/air bricks and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

4. Notwithstanding the details as set out in Condition 2 above, no development shall commence with regards to the following points unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) all external repairs, alterations and replacement windows including all window elements (including rooflight), walls (including rear boundary wall of proposed extension) and doors.
- b) The making good of all original/historic internal fabric following removal of walls, windows, doors, partition walls, service ducts.
- c) The insertion of new internal partition walls, doors, windows, mechanical, electrical and plumbing and insertion of shelving/cupboards to recesses adjacent to chimney breasts.
- d) The repair/reinstatement of plaster, coving etc. and decorating schedule (including for interior of proposed extension and repairs and redecorating of staircase)

Reason: To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5. Before any works necessary to implement the approval commence, a methodology and specification for any associated scaffolding and support structure for the listed building 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.