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## **Planning Statement**

At 17 St John Street, Manchester  
for [Zerum Construction Management Ltd.](#)

September 2021

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## 1. INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of the Applicant, Zerum Construction Management Ltd. The application seeks Planning Permission and Listed Building Consent for the change of use of 17 St John Street from medical consulting rooms to a single residential dwelling, including internal works, creation of a new single height rear extension and refurbished/new external windows and doors.
- 1.2 The application site comprises a Grade II Listed, three storey building (plus basement), which was originally built as a residential dwelling. The property is currently vacant however, was most recently in use as medical consulting rooms, and the applicant now wishes to revert the property back to a single family dwelling.
- 1.3 In summary, the application involves a sensitive, high quality refurbishment of the existing property with external and internal alterations.
- 1.4 This Statement describes the proposals in further detail and examines the planning issues which they raise. It should be read in conjunction with the Design and Access Statements prepared by JM Architects and the Heritage Statement prepared by Steven Levrant Heritage Architecture (SHLA).
- 1.5 The general approach to, and content of, this application follows previously approved full and listed building consents for 19 and 21 St John Street (113670/FO/2016 & 113671/LO/2016 and 118614/FO/2017 & 118615/LO/2017 respectively).
- 1.6 The documents submitted in respect of the scheme are:
  - Design and Access Statement, prepared by JM Architects;
  - Planning Statement, Prepared by Zerum;
  - Heritage Statement, prepared by Steven Levrant Heritage Architecture (SHLA);
  - Noise Assessment, prepared by PDA Acoustic Ltd

1.7 The application is supported by a full set of plans and drawings which include layouts and elevations prepared by the scheme architects, JM Architects.

1.8 The remainder of this statement takes the following structure:

- Section 2 – Provides context and describes the site and its surroundings;
- Section 3 – Outlines the development proposals;
- Section 4 – Outlines the Development Plan Framework, relevant national policy guidance and material considerations;
- Section 5 – Provides a detailed analysis of the relevant planning considerations; and
- Section 6 – Concludes by summarising the main points raised in this document.

## **2. DEVELOPMENT CONTEXT**

- 2.1 This section briefly describes the site, its surroundings and local setting, and outlines the relevant planning history of the site.

### **SITE DESCRIPTION**

- 2.2 Currently the property is vacant but was most recently in use as medical consulting rooms. The character of the property and the availability of the current space has changed over the years and the property is not currently used to its full capacity. The level of revenue from the type of occupier that may be secured, makes it very difficult to invest in the fabric of the building. The Applicant therefore is proposing to return the property back to use as a single residential dwelling.

### **THE APPLICATION SITE**

- 2.3 The application site is situated on the South side of St John Street, which is located off Deansgate, one of the principal routes into Manchester City Centre. St John Street is the only surviving Georgian terraced streets in central Manchester and forms the heart of the St John Conservation Area which was designated on 4<sup>th</sup> November 1970.
- 2.4 The property comprises three storeys above a basement. To the rear there are a number of existing windows.
- 2.5 There is no designated car parking associated with No.17 however, Zone 2 parking is available on St John's Street and Byrom Street and annual permits are available.
- 2.6 A detailed description of the property is provided in the accompanying Design and Access Statement prepared by JM Architects and the Heritage Statement which has been undertaken by SHLA.

## CHARACTER OF SURROUNDING AREA

- 2.7 St John Street runs from Deansgate to Byrom Street. At the west end of the street is a formal garden known as St Johns Gardens. The surrounding area comprises a mix of uses including commercial offices, medical premises, barristers chambers and residential apartments.
- 2.8 St John Street has remained relatively untouched since being built. Generally, owners have ensured that regular maintenance has preserved the quality of the street. In 1963 a facelift, partially funded by the City Council, was carried out which involved replacement of features such as windows and nameplates. Painting of the timberwork also helped re-establish a consistency throughout the street.
- 2.9 St John Street, although in the City Centre, remains a quiet street considering the proximity of heavy traffic on Deansgate. The character of the area is well established by the architectural form of the buildings and by their relationship with each other. It is important that the character is maintained and reintroduced rather than destroyed by unsympathetic developments whether to existing buildings or proposals from new buildings.

## HERITAGE DESIGNATIONS

- 2.10 11-17 St John Street is a row of four town houses, which were designated in February 1952. The listing confirms the following details:

*“Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, No.11 double-fronted and the others all single-fronted; with various back extensions. Three storeys over cellars, a symmetrical 14-bay facade with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, No.11 forming 5 bays and the others 3 bays each, the doorways regularly spaced between pairs of windows. The doorways are round-headed, and have set-in doorcases with slender engaged Ionic columns and Greek-key friezes, and semi-circular fanlights (those at Nos 11 and 13 with elegant curvilinear tracery and the others plain); the windows are 4-pane sashes (except those at 2nd floor which are 6-pane sashes with shallow upper leaves), those at 1st floor with shallow panelled aprons and otherwise all with raised sills and flat-arched heads. The roof has large lateral chimney stacks crossing the ridge. Rear: No.11 has a curved stair-turret lit*

*by a large round-headed window with intersecting glazing bars. Interiors not inspected. Matches Nos 21 to 25 (q.v.)."*

## **PLANNING HISTORY**

2.11 The applications of most relevance are identified below.

047869/FO/CITY1/95 – External and internal alterations and use of basement as an office

047867/LO/CITY1/95 – LISTED BUILDING CONSENT External and internal alterations and use of basement as an office

2.12 The above planning history confirms that the Local Authority has previously accepted the principle of altering the property both internally and externally.

2.13 The current proposals are also similar to those granted consent for the adjacent properties of No.19 and No.21 St John Street, both of which benefit from Listed Building Consent and Planning Permission (113670/FO/2016 & 113671/LO/2016 and 118614/FO/2017 & 118615/LO/2017 respectively), for the change of use to a single residential dwelling with associated external alterations. Whilst every application is assessed on its own merits the adjacent consent does suggest that the principle of returning the commercial premises to use as a single dwelling house is acceptable.

### 3. PROPOSED DEVELOPMENT

- 3.1 The property is currently vacant however was most recently occupied by medical practitioners. The present owner now wishes to convert the property to a single dwelling house. It is important to note that the proposed use would have a less intrusive impact upon the historic fabric of the building than an upgrade of the existing use or for an alternative commercial occupancy. Continued, viable commercial use may favour a more open plan arrangement and the loss of original internal walls. Whereas the proposed residential use seeks to bring the building back to its former glory and undo some of the refurbishment choices of the past.
- 3.2 The proposals include a sensitive, high quality refurbishment, and as can be seen from the proposed plans and the Design and Access Statement involves internal and external alterations. The main objective is to retain the original layout, fabric and historic character of the building.
- 3.3 The change of use is proposed without the need for any alterations to the front of the property. The only external alterations proposed are:
- Installation of two new roof lights in the existing corrugated roof to the rear of property.
  - A small extension to the rear of the property in order to create a ground floor extension and internalise the existing basement stairs.
  - Creation of a first floor external terrace area to the rear of the property to include glass balustrades.
  - Reinstate high-level window to St. John Street at basement level.
  - Removal of part of a window on the side elevation to allow a new access door onto the proposed terrace.
- 3.4 All other work is aimed at correcting poor recent alternations that are out of character and ensure the longevity of the original fabric.
- 3.5 Internally, existing room layouts have been utilised where possible and many of the internal alterations are intended to reinstate the property back to its original

condition and remove many modern and recently added unsympathetic features.

- 3.6 The Design and Access Statement which accompanies the application describes the external and internal alterations in further detail. However, in summary, the alterations include:

#### **Proposed Basement**

- 3.7 The wall between the two main rooms within the basement will be removed to create a large lounge area. A toilet is also proposed to the front of the property. To the rear of the property it is proposed to reconfigure the existing room to create a plant room and wine vault.

#### **Proposed Ground Floor**

- 3.8 The front of the existing building will retain all existing historic features. Internal walls are to be removed to create two main living spaces at ground floor level. To the front of the property there will be a high quality kitchen and family space and to the rear, the main family living area. A single storey extension is also proposed to the rear of the property and will allow the basement stairs to be internalised.

#### **Proposed First Floor**

- 3.9 The room located to the front of the property will be divided into two rooms and will comprise a study and a bedroom. To the rear of the property, a new family bathroom is proposed. In addition, a new external terrace will be created, above the proposed single storey extension.

#### **Proposed Second Floor**

- 3.10 To the front of the property it is proposed to remove the existing walls to create a large master bedroom which will include a walk in wardrobe and bathroom. To the rear of the property it is proposed to remove the existing walls to create a larger bedroom and en-suite bathroom.

#### **Proposed Roof**

- 3.11 The original slate room will remain as existing and the new pitched roof to the rear of the property will be constructed to tie in with the existing.
- 3.12 Internally, the proposal utilises almost all of the existing room layouts. Many of the internal alterations are intended to reinstate the property back to its original condition and remove many modern and recently added unsympathetic features.
- 3.13 Externally, the application seeks to tidy up the rear of the property as the existing courtyard is poorly maintained. The proposals seek to create an open courtyard at ground floor level and a new outdoor terrace area at first floor level, creating two private outdoor areas.

#### **4. PLANNING POLICY**

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national planning policy guidance relevant to the application as well as the Development Plan for the site which, for development management decisions, currently comprises the Core Strategy and saved policies of the Manchester Unitary Development Plan.

#### **PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

- 4.2 The Application Site is located within the St John Street Conservation Area and the property is Grade II Listed. The Conservation Area designation given under the above Act provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define these areas' special interests. This includes the Conservation Areas setting, and views in and out of it.
- 4.3 Consistent with the NPPF, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 4.4 Similarly, the desirability of protecting the setting of listed buildings is set out in Section 66 of the Act. Section 66 requires that in considering whether to grant planning permission for development that affects a listed building or its setting, the local authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

#### **NATIONAL PLANNING POLICY FRAMEWORK**

- 4.5 The latest version of the National Planning Policy Framework (NPPF) was published in July 2021 and provides a framework within which locally prepared plans for

housing and other development can be produced. It is a material consideration in planning decisions.

- 4.6 The NPPF has a clear presumption in favour of sustainable development at its heart (para 11). Sustainable development means that the planning system pursues economic, social and environmental objectives (para 8). Local Planning authorities should approach decisions on proposed development in a positive and creative way, with decision-makers at every level required to seek to approve applications for sustainable development where possible (para 38).
- 4.7 Section 5 of the NPPF seeks to deliver a sufficient supply of homes in support of the government's objective of significantly boosting the supply of homes (para 60). It requires local planning authorities to plan for different groups in the community by facilitating different housing in terms of size, type and tenure, families and older people, among others (para 62).
- 4.8 Section 9 of the NPPF seeks sustainable transport, with promotion of walking, cycling and public transport; environmental impacts taken into account; and well considered patterns of movement which relate to the design (para 104). Attention should also be paid to Paragraph 111, which sets out that development should only be prevented or refused on highways grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.9 Section 12 of the NPPF relates to achieving well-designed places. The revised NPPF increases the emphasis on high quality design and place making. Paragraph 126 in particular states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. In summary, planning policies and decisions should ensure that developments:
- will function well and add to the overall quality of the area;
  - are visually attractive as a result of good architecture, layout and appropriate landscaping;

- are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change;
- establish or maintain a strong sense of place;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being

4.10 Paragraph 132 states that design quality should be considered throughout the evolution and assessment of individual proposals.

4.11 Section 16 of the NPPF focuses on conserving and enhancing the historic environment. Paragraph 189 notes that local authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

4.12 Paragraph 194 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.13 Paragraph 195 then goes on to state that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal, taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

4.14 In determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

4.15 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be) (Para 199).

4.16 In the case of a development proposal leading to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para 202).

#### **DEVELOPMENT PLAN**

4.17 Having regard for the above, the following Core Strategy and saved policies of the Manchester Unitary Development Plan (UDP) are considered of relevance to this application:

4.18 Policy SP1 Spatial Principles identifies the key spatial policies which will guide the strategic development of Manchester to 2027. It outlines that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. In addition, new development should maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport.

4.19 The policy goes on to outline that, development in all parts of the City should:

- Make a positive contribution to neighbourhoods of choice including:
- Creating well designed places that enhance or create character.

- Making a positive contribution to the health, safety and wellbeing of residents.
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

4.20 Policy CC3 Housing seeks to direct residential development to the City Centre. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size.

4.21 Policy CC9 Design and Heritage states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

4.22 Policy EN1 Design Principles and Strategic Character Areas states that, opportunities for good design to enhance the overall image of the City should be fully realised. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

4.23 Policy EN3 Heritage identifies that throughout the city, the Council would encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those

of the city centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas of acknowledged importance.

4.24 Policy EN19 Waste requires all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final Disposal) and to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

4.25 Policy DM1 Development Management outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Design for health;
- Adequacy of internal accommodation and amenity space;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development, that development should have regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- Accessibility to buildings, neighbourhoods and sustainable transport modes,
- Impact on safety, crime prevention and health;
- Adequacy of internal accommodation, external amenity space;
- Refuse storage and collection;
- Vehicular access and car parking, and
- Impact on biodiversity, landscape, archaeological or built heritage.

### **SAVED UDP POLICIES**

- 4.26 Within the UDP the site is identified as being within Area 26 'Quay Street/Deansgate/Liverpool Road/River Irwell'. This is an area described as 'A stable and environmentally attractive area, likely to remain buoyant in terms of demand for smaller commercial premises and for the recently completed private housing at St Johns Gardens'. The policy goes on to state that 'Any redevelopment would be considered very much with reference to the characteristics and qualities of the St John Area and would give encouragement to a wide range of relevant small scale commercial uses'.
- 4.27 Policy DC18.1 (Conservation Areas) states that the Council will give particular careful consideration to development proposals within Conservation Areas. It specifically states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
- I. the relationship of new structures to neighbouring buildings and spaces;
  - II. the effect of major changes to the appearance of listed buildings;
  - III. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
  - IV. the effect of signs and advertisements;
  - V. any further guidance on specific areas which has been approved by the Council.
- 4.28 Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

### **MANCHESTER RESIDENTIAL QUALITY GUIDANCE (2017)**

- 4.29 This document sets out design standards to provide a clear direction on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. It outlines the considerations, qualities, and opportunities that will help to deliver high quality

residential development as part of successful and sustainable neighbourhoods across Manchester, without being prescriptive.

4.30 The guidance separates design into nine chapters, these include:

- Make it Manchester: It is essential to reinforce the uniqueness of Manchester, strengthening its distinctive character while supporting new high quality residential development.
- Make it Bring People Together: Residential design should make an obvious contribution to improving the lives of people in Manchester by providing opportunities to bring people together.
- Make it Animate Streets and Spaces: Residential design should always make a positive contribution to Manchester's streets and spaces to make a safe and inviting place for everyone.
- Make it Easy to Get Around: Manchester's residential areas should be well connected, easily walkable and cycle friendly.
- Make it Work with the Landscape: A healthy community is a good place to grow up and grow old in. It is one which supports healthy behaviours and supports reductions in health inequalities.
- Make it Practical: Residential design must get the day to day things right; to make sure that 'back of house' remains just that.
- Make it Future Proof: Manchester is committed to achieving zero carbon by 2050 and sets out its plan to achieving this within 'Manchester: A Certain Future'.
- Make it A Home: It is essential to ensure that all new of homes are places that people want to live in.
- Make it Happen: It is fundamentally important that residential development is delivered on the ground to the same standards as it was designed.

- 4.31 The proposed use of the property for residential use fully conforms with the ethos of the Residential Quality Guidance. It is located in a sustainable location and enhances the existing building by bringing it back in residential use.

#### **SUPPLEMENTARY PLANNING GUIDANCE- GUIDE TO DEVELOPMENT IN MANCHESTER**

- 4.32 The SPD on 'Guide to Development in Manchester' was adopted in 2007 and contains core principles to guide developers towards high quality and inclusive design. The principles that development should seek to achieve include, character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

- VI. Paragraph 12.11 importantly states that the Council 'will continue to promote the development of new homes within the City Centre'. In order to attract and retain families the Council will seek to ensure larger properties are prioritised.
- VII. The proposed conversion to a large single family dwelling is fully consistent with the above advice.
- VIII. The Guidance states that one of the best ways of creating sustainable communities is by providing a balanced mix of uses (Para 2.47). It goes on to state that this can be achieved in a number of ways: within different parts of a neighbourhood, in different parts of a development scheme; in adjacent buildings along a street; or in buildings that accommodate a number of uses.
- IX. Paragraph 2.54 of the Guidance refers to the City Council's priority of bringing disused buildings of historic and architectural importance in the City Centre back into use. It further states that 'wherever the character, size, appearance and robustness of existing buildings are compatible with proposals for the future of an area, they should be retained and refurbished to accommodate new uses. This retains the character and appearance of the area and reinforces its sense of place.
- X. Paragraph 12.9 states that a 'mix of uses will be encouraged throughout the City Centre, to ensure that there is activity and variety and that a sense

of safety and security is maintained. Active ground floor uses will be encouraged within the central core. In more peripheral locations within the City Centre, an appropriate mix of uses will be encouraged within a locality, and individual development proposals will be for a range of independent, unique local uses, to foster specialisation and identity in different parts of the City Centre'.

- XI. Paragraph 12.10 states that 'development innovation, which is environmentally sustainable, will be encouraged and supported. Buildings should be designed to enable a flexibility of usage both now and in the future, without recourse to substantial redesign or replacement. The detailed design of entrances, windows and internal circulation space will be important in achieving this objective.

## 5. PLANNING CONSIDERATIONS

5.1 Having set out the policy background, this chapter considers the principal issues that are considered relevant in the context of this application:

- Principle of Development
- Heritage Considerations
- Design
- Amenity & Environmental Considerations

### PRINCIPLE OF DEVELOPMENT

5.2 The application proposes the refurbishment and alteration of No. 17 St John Street to provide residential accommodation. The proposal seeks to bring the building back into residential use as a single dwelling house, having been used as medical consulting rooms for a number of years.

5.3 Our review of the relevant planning policies (national and local) has focused attention upon the application site's location within Manchester City Centre where residential uses are positively encouraged. Some of the relevant policies acknowledge that the complimentary nature of the proposed land use should bring different types of activity at different times of the day.

5.4 The proposed use of the property as a single family dwelling will provide a viable and appropriate use for an important Grade II Listed Building. The change of use will be introduced without adversely affecting the historic fabric and character of the building. Manchester City Council also has a stated commitment to encouraging more family homes within the City Centre.

5.5 The proposal fully complies with Core Strategy Policy SP1 which outlines that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.

5.6 Policy CC3 Housing, seeks to direct residential development to the City Centre. In accordance with policy the proposal will provide residential accommodation of a high standard for a single family use. The development would be highly

sustainable and consistent with the aim of bringing forward high quality city living within the Regional Centre.

- 5.7 It is clear that the proposed development therefore accords with national and local planning policy.

### HERITAGE CONSIDERATIONS

- 5.8 Given that the building is Grade II listed and situated within a conservation area, heritage considerations are central to the required assessment of the merits of this proposal.
- 5.9 The application is accompanied by a comprehensive Heritage Statement which has been prepared by SHLA. This document considers the significance of the property and specific features of interest, as a preliminary to considering the impact of the proposals on both the building and the St John Street Conservation Area.
- 5.10 It is identified that No. 17 is a relatively unaltered example of a late Georgian townhouse, which retains a high level of its original decorative features and planform, illustrating the original use and social hierarchy of the house. The house follows many of the same design features and planform as seen in the other houses built by the Holt family on St John Street, with minor design differences that illustrate that each house was finished to slightly different decorative schemes, possibly originally to occupants' specifications.
- 5.11 The basement floor level is of a generally low significance and retains little historic fabric, with all surfaces, joinery etc being of a modern date. The ground floor level forms a principal floor and retains a high level of original high quality decorative elements and planform of high significance. However, the rear outrigger (Room 05) retains no historic fabric, with all surfaces and joinery being of a modern date. The first floor level also forms a principal floor and retains a high level of original high quality decorative elements and planform of high significance. The Second floor level retains a high level of original simple decorative elements and planform, illustrating the floor's original use as servant's accommodation.

- 5.12 Whilst the property is located on the principal thoroughfare of the St John Street Conservation Area, due to the location and concealed nature of the rear yard this is largely concealed from views from the wider Conservation Area.
- 5.13 An impact assessment has been undertaken and it has been concluded that the proposed scheme to convert the building back into a single dwelling has been demonstrated to have a largely neutral impact on the character and historic building fabric of the Grade II listed building and will have no impact on the character and appearance of the St John Street Conservation Area.
- 5.14 The scheme will see the most significant parts/features of the building being retained and refurbished; and overall, it is considered that in the instances of any negligible, minor and moderate adverse physical impact resulting from the proposed works are necessary in rationalising the current, altered spaces and progressing a suitable and appropriate scheme.
- 5.15 The Statement therefore finds that the proposed development complies with national and local planning policy.

## DESIGN

- 5.16 The application proposes a sensitive, high quality refurbishment with internal and external alterations. Internally, the proposal utilises almost all of the existing room layouts and many of the internal alterations proposed are intended to reinstate the property back to its original condition and remove many modern and recently added features. The Heritage Statement which accompanies the application confirms that the proposals are based on minimum intervention and the desire to conserve and reveal those features which are of historic interest.
- 5.17 Externally, the change of use is proposed without the need for any significant alteration to the external appearance of the property. There are a small number of proposed alternations to the exterior of the building which require planning permission. These include:
- Installation of two new roof lights in the existing corrugated roof to the rear of property.

- A small extension to the rear of the property in order to create a ground floor extension and internalise the existing basement stairs.
- Creation of a first floor external terrace area to the rear of the property to include glass balustrades.
- Reinstate high-level window to St. John Street at basement level.
- Removal of part of a window on the side elevation to allow a new access door onto the proposed terrace.

5.18 Whilst the proposed alterations will be visible from Camp Street, located to the rear of the property, it is not viewed that the proposed development will have an impact on the existing street scene.

5.19 Internally, in converting the property back to a residence, the ground floor consulting rooms will become a large family kitchen to the front of the property and the waiting room to the rear and proposed single storey extension will become a large family lounge, this will also allow the basement stairs to be internalised.

5.20 Where possible, it is proposed to maintain the internal layout of the first and second floor. At first floor level the room located to the front of the property will be divided into two rooms and will comprise a study and a bedroom. The rooms in the centre and rear of the property will remain unchanged and will form a bedroom and a new family bathroom. In addition, a new external terrace will be created, above the proposed single storey extension. On the second floor, to the front of the property the existing walls will be removed to create a large master bedroom, which will include a walk in wardrobe and bathroom. To the rear of the property, it is proposed to remove the existing walls to create a larger bedroom and en-suite bathroom.

5.21 At basement level, it is proposed to create on large lounge area by removing the existing wall. In addition, a toilet is proposed to the front of the property, and to the rear, the exiting room will be reconfigured to create a plant room and wine vault.

- 5.22 The proposal looks to make minimal changes to the property and seeks to add a layer of history to the building which will see the property into the next century. These are explained in greater detail in the Design and Access Statement.
- 5.23 The proposal aims to provide quality living accommodation within the existing walls of the property by retaining and repairing these elements of the building that provide the recognised historical asset of the building. The proposal seeks to remove these later additions and re-organise the appearance of the building so it will knit together with the layers of history.
- 5.24 The proposed single storey extension to the rear of the property sits within the existing boundary walls and does not seek to dominate the existing building. The extension will sit in line with the main extent of the building, and will be built up to the existing boundary wall to the west of the site. This then allows the retention of a small area of the existing courtyard. It is also proposed to create an outdoor terrace area over the single storey extension. The extension will use matching brick to the existing to ensure it fits its surrounding context.
- 5.25 The works proposed are entirely consistent with the NPPF and local policies contained within the Manchester Core Strategy and saved policies of the UDP. The proposal raises no policy conflicts and in fact is wholly consistent with both national policy guidance and the relevant city centre policies (CC3 and CC9) and design and heritage policies (EN1 and EN3) of the Core Strategy and the conservation policies (DC18.1 and 19.1) of the Manchester UDP. The proposal is also considered to be fully consistent with the Manchester Residential Quality Guidance.

#### **AMENITY & ENVIRONMENTAL CONSIDERATIONS**

- 5.26 The application is accompanied by a Noise Survey Report produced by PDA Acoustic Consultants. The report is based on the requirements of the City Council and sets out the results of the noise survey.
- 5.27 The results of the survey were used to evaluate the sound insulation of the proposed building envelope of the residential accommodation and to assess compliance with the criteria of BS8233:2014 and WHO Guidelines. The assessment has demonstrated that utilising the window and ventilation specification

recommended within this report the internal ambient noise levels comply with the design criterion.

## 6. CONCLUSIONS

- 6.1 In summary, the application site comprises a three storey Grade II Listed Building which was originally built as a residential dwelling. The property is currently vacant, but was most recently in use as medical consulting rooms, and the present owner now wishes to revert the property back to a single family dwelling.
- 6.2 This application seeks planning permission and Listed Building Consent to change the use of the property back to its original use as a single residential dwelling. It involves a sensitive, high quality refurbishment with external and internal alterations.
- 6.3 The change of use will be introduced without adversely affecting the historic fabric of the building. This Statement along with the Heritage Statement prepared by Heritage Architecture confirm that the proposals are based on minimum intervention and the desire to conserve and reveal those features which are of historic interest.
- 6.4 The proposal can draw positive support from a review of the relevant national and local policies and will deliver a number of benefits to the property and surrounding area. It involves a sensitive, high quality conversion to a residential dwelling in the City Centre something which is specifically encouraged by the Core Strategy policies.
- 6.5 Statute requires that this application be determined in accordance with the Development Plan unless material considerations dictate otherwise. This proposal satisfies all relevant national and local policy considerations. In these circumstances, this application should be welcomed and planning permission granted accordingly.