

Application Number/s: 131735/FO/2021

Applicant: BMO Real Estate Partners

Agent: Reid Architects

Location: 17 York Street, Manchester

Proposal: Creation of new entrance on Fountain Street

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to a building known as '17 York Street'. 17 York Street is an office building located in the city centre of Manchester. The building has seven above-ground storeys and two LG floors. The building is also located within the Upper King Street Conservation Area, however, is not listed.

Description of Proposal

The application seeks to create a new entrance on the ground floor Fountain Street elevation of the building. The entrance will be located where there is an existing window opening. The existing floor slab is to be re-modelled with glazing/curtain wall cut below the ground floor slab. New automatic doors are proposed.

The proposal has been changed from its initial iteration, following some moderate design and appearance concerns. The most up-to-date alterations proposed include:

- New auto opening sliding frameless glazed doors
- New external steps
- New corten steel canopy
- New grey granite facing to match existing extended to GF level following removal of brown granite plinth
- Retention of first floor glazing
- Making good of footpath paving around steps
- Lowering of slab to create access from Fountain Street
- New LED light behind opal diffuser

Publicity LBC

Site Notice/s Posted and Dates: Posted 13/10/2021, Expired 03/11/2021

Press Adverts Published and Dates: Published 01/10/21, Expired 26/10/21

Neighbour Notification: Notified 30/09/21 – No comments received

Consultations

Highway Services

No objection. However, it is observed that the canopy is to extend over the highway. As such, a Projection over License would be required, as well as licensing/hoarding/scaffolding etc. agreement with highways.

Urban Design & Conservation

No objection in principle. Some specific elements of the scheme presented some concern. However, the elements have been amended/reconsidered or further justification provided. The justification is considered adequate.

Greater Manchester Police

No objection. However, an informative has been recommended relating to security measures that should be considered.

Save Unitary Development Plan Policies:

- Conservation Areas (18)
- Footpath Protection (22)

Core Strategy Policies:

- Spatial Principles (SP 1)
- Heritage (EN 3)
- Development Management (DM 1)

National Planning Policy Framework Policies:

- Decision-making (4)
- Achieving well-designed places (12)
- Conserving and enhancing the historic environment (16)

Principle of Development

The principle of creating a new entrance on Fountain Street is acceptable, subject to further consideration and assessment as set out below.

Design & Heritage

Section 12 of the NPPF seeks to achieve well-designed places which are visually attractive as a result of good architecture, layout and appropriate and effective landscaping works. Proposals should also be sympathetic to local character, including the surrounding built environment and landscape setting.

Section 16 of the NPPF requires local authorities to identify and assess the significance of any heritage assets that are likely to be affected by the proposal. In addition, saved UDP Policy 18 and CS Policy 16 stipulates that development should be carefully considered when located within a designated Conservation Area, particularly new structures or major alterations to existing buildings. CS Policy EN3 also requires development to retain or enhance designated heritage assets, which includes Conservation Areas.

The alterations to the building are not considered to be of a significant scale, with the creation of the new entrance to Fountain Street, though highly visible, constituting a modest change to the building and thus having limited overall impact to the Upper King Street Conservation Area. As such, the proposal is considered to accord with the wording set out under saved UDP Policy 18. In addition, the proposal, though not necessarily enhancing the Conservation Area, is considered to complement or cause no significant impact to the character and appearance of the Conservation Area.

During the assessment of the planning application, the Council's Urban Design and Conservation team were consulted. From this, a number of modest alterations and clarifications were made, with amended plans received addressing the concerns raised. It is considered that the amendments secured, and justifications provided were acceptable.

As per paragraph 207 of the NPPF, not all elements within a Conservation Area will necessarily contribute to its significance. In this instance, it is not considered that the element of the existing building being altered contributes significantly to the character and/or appearance of the Upper King Street Conservation Area, with the paragraph stipulating that development in this instance should be considered as less than substantial harm.

The proposed entrance is to be formed with high quality materials, including grey granite facing used to tie the entrance in to first floor design elements, retained glazing and a corten steel canopy. It is acknowledged that the proposed corten steel canopy does not necessarily integrate with materials to the building. However, this element on its own is not considered to have such impact in terms of design/appearance that the application warrants refusal.

Overall, the proposal is considered acceptable in terms of design and heritage impact, according with CS Policies SP1 and EN3, saved UDP Policy 18 (Conservation Areas) and the NPPF.

Amenity

UDP Policy DM1 requires all development to have regard to a variety of issues, including those concerning amenity of surrounding occupiers and users of the proposed development. The proposed alterations to the building, consisting of the new entrance, would not be expected to have undue impact to the amenity of surrounding occupiers and would not lead to such negative externalities such as dust, emissions etc. There would be no identifiable impact in terms of privacy, light etc.

UDP Policy SP1 requires new development to consider the needs of all citizens, including those with disabilities, such as those that may affect mobility. It is observed from the proposed plans that the proposed entrance created would not be accessible. Although this is not ideal, it is taken into account that the existing main entrance to the building remains acceptable. Ultimately, the existing accepted access arrangements to the building are not changing. On balance, this is acceptable in this particular scenario.

Overall, the proposed development would not be expected to cause negative amenity impacts to the occupiers of the building or occupiers/users of surrounding buildings, according with CS Policies SP1, DM1 and Section 12 of the NPPF.

Highway Safety

The proposal will result in the creation of a new entrance to the Fountain Street elevation of the building. Apart from a proposed canopy, the proposed development will not affect the existing footway adjacent to Fountain Street, with the pavement width retained and the applicant indicating that any damage to the existing footway will be made good. The proposed canopy will be in excess of 2.5 metres above the footway, which is acceptable.

The proposal duly accords with CS Policy DM1, saved UDP Policy 22 (Footpath Protection) and the NPPF in this regard.

Designing Out Crime

Paragraph 92(b) of the NPPF requires that planning decisions promote development that, amongst other things, are safe and accessible and designed in such a way that crime or the

fear of crime is reduced. CS Policy DM1 also stipulates that all development should contribute to community safety and crime prevention. Through appropriate consultation with Greater Manchester Police, design considerations have been recommended and will duly be added to any approval as an informative.

The proposal is considered to accord with CS Policy DM1 and the NPPF.

Conclusion

When weighing the scheme against relevant policies and national guidance, it is considered that the proposal represents sustainable development. As per paragraph 11 of the NPPF, decisions should apply a presumption in favour of sustainable development, approving development proposals that accord with an up-to-date development plan without delay.

RECOMMENDATION:

That planning permission be granted subject to the following planning conditions:

Section 35:

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. The proposed details are considered acceptable

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 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:

- Site Location Plan (Drawing A.L.002 dated September 2021) – Received by the Council 24 September 2021

- Existing General Arrangement Plan (Level G) (Drawing A.L.006 dated September 2021) – Received by the Council 24 September 2021

- Existing Fountain Street Elevation (Drawing A.L.038 dated September 2021) – Received by the Council 24 September 2021

- Proposed General Arrangement Plan (Level G) (Drawing A.L.116 Revision A dated September 2021) – Received by the Council 04 January 2022

- Proposed Sections & Elevations (Drawing A.L.072 Revision A dated September 2021) – Received by the Council 14 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.