

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130751/LO/2021

Date registered valid: 15 June 2021

Proposal: Listed Building Consent Internal refurbishment to part of the second floor and third floor of building

Address: Canada House , 3 Chepstow Steet, Manchester, M1 5FW

Ward(s): Deansgate Ward

Applicant: Mr Samuel Lawson Kinrise Limited 7 Portland Mews, London, W1F 8JQ

Agent (if any): Miss Nicola Woods OBI Property Limited 80 Mosley Street, Manchester, M2 3FX

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

Recommendation: Approve

Date of recommendation: 7 September 2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 30 June 2021 Expired: 21 July 2021

Neighbour notifications

Printed: 30 June 2021 Expired: 21 July 2021

Site notice

Posted: Expired:

Press advert

Published: 6 July 2021 Expired: 27 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The proposal site consists of a 7 storey (excluding basement) grade II listed building known as Canada House. The building fronts the public highway of Chepstow Street to the North, Chepstow Street South to the West, Great Bridgewater Street to the South and a small single lane service road to the East of the building.

The building is located within the setting of several other grade II listed buildings, such as Lee House, Chepstow House and the Peveril of the Peak Public House. The site is not located within a Conservation Area however the St Peters Square (1973) and George Street (1985) designated Conservation Areas are a few hundred yards to the North of the site.

Description of Development

The submitted application seeks Listed Building Consent Internal refurbishment to part of the second floor and third floor of building.

Consultations & Notification Responses

Local residents were notified and a site notice was posted for 21 days however no responses were received.

Policy

The main policies that relate to the proposal are Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), EN3 (Heritage), DM1 (Development Management) and CC9 (Design and Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy, DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Issues

Impact on the Heritage Asset

The proposed works are internal only and consists of the following:

- Retention of the existing soffits and features and repair to the cornices along with redecoration.
- The proposed ceiling design strategy is to remove all modern suspended ceilings and bulkheads to reveal the original ceiling features, coving and beams.
- The air conditioning systems and ductwork will be housed above a narrow plasterboard suspended ceiling raft, allowing the soffit and beams of the ceiling to be visible,
- Removal of the existing lighting and installation of new lighting, mechanical and electrical installations. The new lighting consists of Suspended linear bespoke LED downlights which would replace the existing lightweight suspended luminaires.
- New decoration to the existing columns, walls, timber work (including skirting/coving) ceilings, containment and pipework.
- New carpet to replace the existing carpet floor coverings throughout to all office area.
- New mechanical and electrical installations
- The proposals include repair and refurbishment to the existing window bench. The current extent of repairs to the bench is not known and therefore a condition is recommended to require condition report and proposed schedule of works for the repairs including materials and finish to ensure this is sympathetic to special interest of the listed building.

The proposal is considered to have a negligible adverse impact on the significance of the building which would be outweighed by the benefits of the works which would ensure the sustainable use of the building as modern office spaces by upgrading the now outdated spaces to a high-quality standard.

For the above reasons, the proposal is considered to be acceptable and consistent with policies SP1, EN3 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

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

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:

- Location Plan drawing ref. 03_B00 received by the City Council as Local Planning Authority on 15 June 2021.
- 3FL Existing RCP drawing ref. 01_301 received by the City Council as Local Planning Authority on 18 August 2021.
- 3FL Existing Layout drawing ref. 01_300 received by the City Council as Local Planning Authority on 18 August 2021.
- Standard Details -Typical Abutments drawing ref. 36_006 received by the City Council as Local Planning Authority on 15 June 2021.
- 3FL Joinery drawing ref. 34_300 A received by the City Council as Local Planning Authority on 18 August 2021.
- 3FL Door Location Layout drawing ref. 31_300 received by the City Council as Local Planning Authority on 18 August 2021.

- 3FL Decoration Layout drawing ref. 18_300 received by the City Council as Local Planning Authority on 18 August 2021.
- 3FL Floor Finishes drawing ref. 17_300 received by the City Council as Local Planning Authority on 18 August 2021.
- 3FL Wall Types drawing ref. 16_300 A received by the City Council as Local Planning Authority on 18 August 2021.
- 3FL Raised Access Floors drawing ref. 15_300 received by the City Council as Local Planning Authority on 18 August 2021.
- 3FL Proposed Ceiling drawing ref. 14_300 received by the City Council as Local Planning Authority on 18 August 2021.
- Proposed Sections Sheet 1 drawing ref. 12_000 received by the City Council as Local Planning Authority on 18 August 2021.
- Proposed Sections Sheet 2 drawing ref. 12_001 received by the City Council as Local Planning Authority on 18 August 2021.
- Proposed Sections Sheet 3 drawing ref. 12_002 received by the City Council as Local Planning Authority on 18 August 2021.
- 3FL demolition drawing ref. 11_300 received by the City Council as Local Planning Authority on 18 August 2021.
- 3FL Proposed GA drawing ref. 10_300 received by the City Council as Local Planning Authority on 18 August 2021.
- 3FL Feasibility Layout drawing ref. 00_300 received by the City Council as Local Planning Authority on 18 August 2021.
- Standard Details - Ceilings drawing ref. 36_004 received by the City Council as Local Planning Authority on 15 June 2021.
- Standard Details - Wall Linings drawing ref. 36_003 received by the City Council as Local Planning Authority on 15 June 2021.
- Standard Details - Partitions 1 drawing ref. 36_001 received by the City Council as Local Planning Authority on 15 June 2021.
- Standard Details - Partitions 2 drawing ref. 36_002 received by the City Council as Local Planning Authority on 15 June 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) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following work 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 condition report and proposed schedule of works for the repairs including materials and finish to the bench

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.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

First Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Ground Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Basement, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5RR
Temple Of Convenience, Great Bridgewater Street, Manchester, M1 5JW
Henry Kaye Family Settlement, Fourth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Puma United Kingdom Ltd, Sixth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Basement, 100 Barbirolli Square, Manchester, M2 3WS
Cafe Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Second Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
First Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
12 Oxford Court, Manchester, M2 3WQ
16 Oxford Court, Manchester, M2 3WQ
20 Oxford Court, Manchester, M2 3WQ
24 Oxford Court, Manchester, M2 3WQ
34 Oxford Street, Manchester, M1 5EL
Eden & Co Solicitors, 26 Oxford Court, Manchester, M2 3WQ
Second Floor And Third Floor, 100 Barbirolli Square, Manchester, M2 3EY
Ground Floor, 100 Barbirolli Square, Manchester, M2 3WS
Sub Basement, 100 Barbirolli Square, Manchester, M2 3WS
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
44 Oxford Street, Manchester, M1 5EJ
50 Oxford Street, Manchester, M1 5EJ
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
1 Chepstow Street, Manchester, M1 5FW
40 - 42 Oxford Street, Manchester, M1 5EJ
Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor And First Floor, 100 Barbirolli Square, Manchester, M2 3WS
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
14 Oxford Court, Manchester, M2 3WQ
Canada House, 3 Chepstow Street, Manchester, M1 5FW
46 Oxford Street, Manchester, M1 5EJ
48 Oxford Street, Manchester, M1 5EJ
Third Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
First Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Fifth Floor To Eighth Floor, 100 Barbirolli Square, Manchester, M2 3WS
Window Display 2, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Sixth Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ground Floor And First Floor, 1 Chepstow Street, Manchester, M1 5FW

36 - 38 Oxford Street, Manchester, M1 5EJ
Fourth Floor, 100 Barbirolli Square, Manchester, M2 3WS
22 Oxford Court, Manchester, M2 3WQ
18 Oxford Court, Manchester, M2 3WQ
Fifth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
21 Rawsthorne Avenue, Manchester, M18 7GA
Rushbrook Primary Academy, 101 Shillingford Road, Manchester, M18 7TN
112 Shillingford Road, Manchester, M18 7TN
90 Shillingford Road, Manchester, M18 7TN
88 Shillingford Road, Manchester, M18 7TN
9 Falshaw Way, Manchester, M18 7TG
26 Rawsthorne Avenue, Manchester, M18 7GB
5 Flemish Crescent, Manchester, M18 7TR
104 Shillingford Road, Manchester, M18 7TN
97 Rawsthorne Avenue, Manchester, M18 7GA
17 Rawsthorne Avenue, Manchester, M18 7GA
Robert R Stockfis Manchester Ltd, Sandfold Lane, Manchester, M19 3HW
166 Holmcroft Road, Manchester, M18 7NG
160 Holmcroft Road, Manchester, M18 7NG
27 Rawsthorne Avenue, Manchester, M18 7GA
86 Shillingford Road, Manchester, M18 7TS
86A Shillingford Road, Manchester, M18 7TS
204 Holmcroft Road, Manchester, M18 7NG
178 Holmcroft Road, Manchester, M18 7NG
103 Rawsthorne Avenue, Manchester, M18 7GA
59 Rawsthorne Avenue, Manchester, M18 7GA
34 Rawsthorne Avenue, Manchester, M18 7GB
22 Rawsthorne Avenue, Manchester, M18 7GB
35 Rawsthorne Avenue, Manchester, M18 7GA
25 Flemish Crescent, Manchester, M18 7TR
21 Flemish Crescent, Manchester, M18 7TR
6 Nutmeg Drive, Manchester, M18 7DU
11 Flemish Crescent, Manchester, M18 7TR
6 Flemish Crescent, Manchester, M18 7TR
4 Flemish Crescent, Manchester, M18 7TR
100 Shillingford Road, Manchester, M18 7TN
96 Shillingford Road, Manchester, M18 7TN
11 Falshaw Way, Manchester, M18 7TG
79 Rawsthorne Avenue, Manchester, M18 7GA
69 Rawsthorne Avenue, Manchester, M18 7GA
41 Rawsthorne Avenue, Manchester, M18 7GA
172 Holmcroft Road, Manchester, M18 7NG
83 Rawsthorne Avenue, Manchester, M18 7GA
38 Rawsthorne Avenue, Manchester, M18 7GB
87 Shillingford Road, Manchester, M18 7TN
3 Flemish Crescent, Manchester, M18 7TR
77 Rawsthorne Avenue, Manchester, M18 7GA
67 Rawsthorne Avenue, Manchester, M18 7GA
47 Rawsthorne Avenue, Manchester, M18 7GA
202 Holmcroft Road, Manchester, M18 7NG
196 Holmcroft Road, Manchester, M18 7NG
190 Holmcroft Road, Manchester, M18 7NG
158 Holmcroft Road, Manchester, M18 7NG
87 Rawsthorne Avenue, Manchester, M18 7GA

95 Rawsthorne Avenue, Manchester, M18 7GA
99 Rawsthorne Avenue, Manchester, M18 7GA
93 Rawsthorne Avenue, Manchester, M18 7GA
85 Rawsthorne Avenue, Manchester, M18 7GA
91 Rawsthorne Avenue, Manchester, M18 7GA
101 Rawsthorne Avenue, Manchester, M18 7GA
1 Flemish Crescent, Manchester, M18 7TR
8 Flemish Crescent, Manchester, M18 7TR
2 Flemish Crescent, Manchester, M18 7TR
18 Rawsthorne Avenue, Manchester, M18 7GB
75 Rawsthorne Avenue, Manchester, M18 7GA
73 Rawsthorne Avenue, Manchester, M18 7GA
71 Rawsthorne Avenue, Manchester, M18 7GA
92 Shillingford Road, Manchester, M18 7TN
15 Rawsthorne Avenue, Manchester, M18 7GA
99 Shillingford Road, Manchester, M18 7TN
2 Hamsterley Avenue, Manchester, M18 7TP
83 Shillingford Road, Manchester, M18 7TN
15 Flemish Crescent, Manchester, M18 7TR
2 Bagshaw Road, Manchester, M18 7DS
1 Braithwaite Road, Manchester, M18 7TJ
27 Flemish Crescent, Manchester, M18 7TR
9 Nutmeg Drive, Manchester, M18 7DU
19 Flemish Crescent, Manchester, M18 7TR
7 Nutmeg Drive, Manchester, M18 7DU
23 Flemish Crescent, Manchester, M18 7TR
17 Flemish Crescent, Manchester, M18 7TR
85 Shillingford Road, Manchester, M18 7TN
7 Flemish Crescent, Manchester, M18 7TR
9 Flemish Crescent, Manchester, M18 7TR
4 Nutmeg Drive, Manchester, M18 7DU
95 Shillingford Road, Manchester, M18 7TN
4 Hamsterley Avenue, Manchester, M18 7TP
89 Shillingford Road, Manchester, M18 7TN
97 Shillingford Road, Manchester, M18 7TN
4 Braithwaite Road, Manchester, M18 7TJ
98 Shillingford Road, Manchester, M18 7TN
2 Braithwaite Road, Manchester, M18 7TJ
5 Braithwaite Road, Manchester, M18 7TJ
3 Braithwaite Road, Manchester, M18 7TJ
154 Holmcroft Road, Manchester, M18 7NG
29 Rawsthorne Avenue, Manchester, M18 7GA
23 Rawsthorne Avenue, Manchester, M18 7GA
39 Rawsthorne Avenue, Manchester, M18 7GA
3 Fallow Avenue, Manchester, M18 7GD
30 Rawsthorne Avenue, Manchester, M18 7GB
40 Rawsthorne Avenue, Manchester, M18 7GB
19 Rawsthorne Avenue, Manchester, M18 7GA
49 Rawsthorne Avenue, Manchester, M18 7GA
43 Rawsthorne Avenue, Manchester, M18 7GA
33 Rawsthorne Avenue, Manchester, M18 7GA
37 Rawsthorne Avenue, Manchester, M18 7GA
25 Rawsthorne Avenue, Manchester, M18 7GA
31 Rawsthorne Avenue, Manchester, M18 7GA

2 Nutmeg Drive, Manchester, M18 7DU
93 Shillingford Road, Manchester, M18 7TN
91 Shillingford Road, Manchester, M18 7TN
10 Flemish Crescent, Manchester, M18 7TR
110 Shillingford Road, Manchester, M18 7TN
108 Shillingford Road, Manchester, M18 7TN
102 Shillingford Road, Manchester, M18 7TN
106 Shillingford Road, Manchester, M18 7TN
1 Falshaw Way, Manchester, M18 7TG
5 Falshaw Way, Manchester, M18 7TG
7 Falshaw Way, Manchester, M18 7TG
3 Falshaw Way, Manchester, M18 7TG
15 Falshaw Way, Manchester, M18 7TG
17 Falshaw Way, Manchester, M18 7TG
36 Rawsthorne Avenue, Manchester, M18 7GB
32 Rawsthorne Avenue, Manchester, M18 7GB
81 Rawsthorne Avenue, Manchester, M18 7GA
89 Rawsthorne Avenue, Manchester, M18 7GA
65 Rawsthorne Avenue, Manchester, M18 7GA
63 Rawsthorne Avenue, Manchester, M18 7GA
61 Rawsthorne Avenue, Manchester, M18 7GA
53 Rawsthorne Avenue, Manchester, M18 7GA
51 Rawsthorne Avenue, Manchester, M18 7GA
45 Rawsthorne Avenue, Manchester, M18 7GA
55 Rawsthorne Avenue, Manchester, M18 7GA
138 Holmcroft Road, Manchester, M18 7NG
144 Holmcroft Road, Manchester, M18 7NG
20 Rawsthorne Avenue, Manchester, M18 7GB
57 Rawsthorne Avenue, Manchester, M18 7GA
28 Rawsthorne Avenue, Manchester, M18 7GB
24 Rawsthorne Avenue, Manchester, M18 7GB
206 Holmcroft Road, Manchester, M18 7NG
194 Holmcroft Road, Manchester, M18 7NG
180 Holmcroft Road, Manchester, M18 7NG
164 Holmcroft Road, Manchester, M18 7NG
162 Holmcroft Road, Manchester, M18 7NG
200 Holmcroft Road, Manchester, M18 7NG
192 Holmcroft Road, Manchester, M18 7NG
188 Holmcroft Road, Manchester, M18 7NG
184 Holmcroft Road, Manchester, M18 7NG
174 Holmcroft Road, Manchester, M18 7NG
168 Holmcroft Road, Manchester, M18 7NG
156 Holmcroft Road, Manchester, M18 7NG
170 Holmcroft Road, Manchester, M18 7NG
152 Holmcroft Road, Manchester, M18 7NG
150 Holmcroft Road, Manchester, M18 7NG
176 Holmcroft Road, Manchester, M18 7NG
208 Holmcroft Road, Manchester, M18 7NG
146 Holmcroft Road, Manchester, M18 7NG
142 Holmcroft Road, Manchester, M18 7NG
140 Holmcroft Road, Manchester, M18 7NG
186 Holmcroft Road, Manchester, M18 7NG
182 Holmcroft Road, Manchester, M18 7NG
198 Holmcroft Road, Manchester, M18 7NG

148 Holmcroft Road, Manchester, M18 7NG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CITY1