MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	130447/LO/2021
Date registered valid:	17 May 2021
Proposal:	Listed Building Consent for the refurbishment of ground floor lobby, including new floor finish, lighting, furniture and decoration.
Address:	Broadhurst House Ground Floor , 56 Oxford Street, Manchester, M1 6EU
Ward(s):	Deansgate Ward
Applicant:	Mr Richard Ampleford AIS Interiors AIS, 10 Warwick Lane, London, EC4M 7BP
Agent (if any):	Mrs Lucy Jones The Friday Project 31 Temple Drive, Swinton, Manchester, M27 4EA
Case officer:	Eve Woolstencroft Tel: 0161 234 4533 Email: eve.woolstencroft@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 October 2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 19 July 2021 Expired: 9 August 2021

Neighbour notifications
Printed: 10 June 2021 Expired: 1 July 2021

Site notice
Posted: Expired:

Press advert
Published: 15 June 2021 Expired: 6 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II Star

Conservation area:

Tree Preservation Order:

Description of Site/Area

This application relates to a Grade II* listed building located at 56 Oxford Street in the City Centre. The building is not located within a Conservation Area.

The building is a former textile warehouse that dates from 1896-1968 and was built by and originally occupied by Tootal, Broadhurst and Lee Co. Ltd. In the early 1990's the building was stripped out to create offices to rent. It is a large red brick building with orange terracotta stripes that was built in the Edwardian Baroque style. It has been amended over the years, but retains a number of original features and is in good condition. The building has its main frontage on Oxford Street, but also has frontages onto Great Bridgewater Street and the Rochdale Canal. The Grade II Listed St James Buildings are located opposite the building and the Grade II listed Portland Buildings, Palace Theatre, Ritz Dancehall, Oxford Road Station and Canada House and the Grade II* Listed Palace Hotel are nearby. The building shares a courtyard with the adjacent Grade II listed Lee House, which was constructed in 1931.

Surrounding uses include a theatre, hotels, offices, shops, restaurants, cafes, bars and residential properties.

Description of Development

The submitted application seeks listed Building Consent for the refurbishment of ground floor lobby, including new floor finish, lighting, furniture and decoration.

Consultations & Notification Responses

Local residents were notified however no responses were received

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main polices that relate to the proposal are Section 16 (Conserving and enhancing the Historic Environment) of the revised National Planning Policy Framework (NPPF) (2019), and Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

The revised NPPF (2019) Section 16 (Conserving and enhancing the Historic Environment) paragraph 193 highlights that 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Paragraph 196 of the revised NPPF (2019) highlights that where a development proposal will lead 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.
Core Strategy policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified. Developers must recognise the specific design challenges that must be overcome to ensure complementary of function and form.

Core Strategy policy EN 3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. 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 and buildings of acknowledged importance.

Core Strategy policy SP1 (Spatial Principals) states that development in all parts of the city should protect and enhance the built and natural environment.

Core Strategy policy DM 1 (Development Management) states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; impact on surrounding areas in terms of the design, scale and appearance of the proposed development; development should have regard to the character of the surrounding area; and effects on amenity.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) Policy EN4 states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices through a number of actions.

Saved UDP policy DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

Saved UDP policy 19.1 (Listed Buildings) states that 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 settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an advise effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new

development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Legislation
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.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues
The main issue to consider is impact on the character of listed building:
The scope of works for the application include the following:

-Alterations to recently installed reception signage.
-Remove modern oak feature wall. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
-Remove modern oak feature wall and existing banquette seating. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
-Laminated joinery wall to be replaced with new. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
-Remove modern oak feature panel. Existing item fixed to structure/surface. Care to be taken when removing and any damage made good.
-Remove existing cafe station and reconfigure.
-Alterations to booth seating; new upholstery and stain finish to wood.
-New joinery wall with acoustic panels and living wall
-New Crittal style glass divider to be secured into existing structure.
-New laminate joinery inserts within bookshelf to replace existing red panels.
-Columns to be re-painted and metal plates re-coloured, fixings in same position as existing
-Cafe counter to be repositioned as shown on plan and finishes updated.
-Booth finishes updated
-Alterations to recently installed reception backfitting and tenants board introduced.
-Staircase to be refurbished. Modern glass and stainless-steel fittings replaced with new handrails and balustrade in simple design and brass finish. Nosings and carpet replaced.
-Re-decorate walls to refresh current painted finish.
-Graphics applied to painted walls.
-Modern ceramic floor tiles removed and replaced with new ceramic tiles to front reception with a mosaic TBL marque inside the inner lobby doors. Beyond reception a herringbone timber floor with inset rugs is proposed, refer to floor finishes plan for details
-Various ceiling lights, pendants, floor lamps, feature ceiling items throughout, refer reflected ceiling plan for details. Existing fixing positions to be used.

The submitted proposals broadly consist of a renovation of the existing reception space, which has been subject to modernisation and strip out works from the late-20th century to 2019. The existing reception space shas little existing original historic fabric, with the exception of the original staircase and associated tiling / arches.

The proposed works are not considered to cause any further harm through loss, alteration or concealment of significant historic fabric. The proposals will demonstrably ensure original components such as the tiled walls will remain fully appreciable within the space.

The original proposals included a wooden floor finish to the entrance has been revised to include the Tootal firms distinct logo within the proposed tiled floor design to give a nod the original historic mosaic flooring which was removed during the 1960s.

The proposal is considered to have a neutral impact on the significance of the building and the works would ensure the sustainable use of the building as modern office spaces by upgrading the now outdated spaces to a high-quality standard.
Given the above, it is considered that the proposals are acceptable in terms of Section 16 of the National Planning Policy Framework, policies, EN3 and CC9 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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 polices 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

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals.

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 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:

Received by the City Council as Local Planning Authority on 17 May 2021:

-Site location plan ref. AP01
-Existing Ground Floor plan
-Proposed Demolition Works Plan ref. 01 00 Rev A
-Proposed Reflected Ceiling Plan ref. 01 00 Rev B

Received by the City Council as Local Planning Authority on 13 July 2021:

-Proposed Ground Floor General Arrangement Plan ref. 21-11249-01-00-GA-REV_H
-XLB - Reception - Ground Floor - Broadhurst - MOSAIC TILES 'TB' LOGO
-Proposed Floor Finishes Plan ref. 21-11249 01 00 FF REV B
-Design & Access Statement Issue 02
-Heritage Statement prepared by Stephen Levrant Heritage Architecture
-Scope of works Issue 02

-MCC queries schedule received on 06 September 2021

-Email from Sarah Stirling dated 27 September 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.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

Basement, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Ground Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5RR
Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
First Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
First Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 2, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Sixth Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY1