

Application Number: 130727/FO/2021

Applicant: Jonathan Oakes

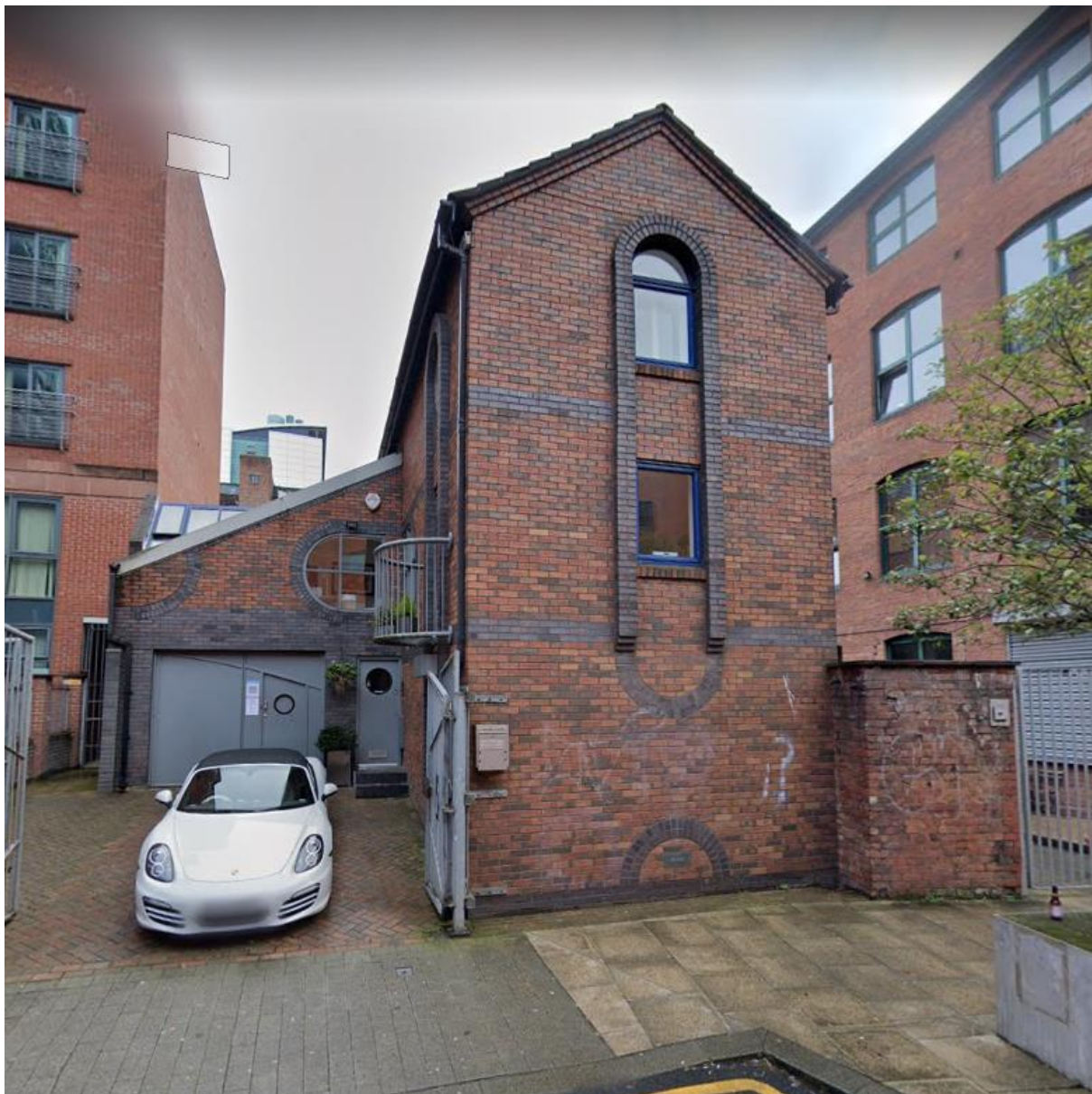
Location: 5 Hulme Street, Manchester, M1 5GL

Proposal: Installation of glass modular atrium at the roof apex of the single storey part of the building

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to no.5 Hulme Street, a building that is part 3, part 2 and part single storey. The building is located on the south side of Hulme Street and is orientated north towards the highway. The building's current use is a 'photography studio'.



The building is within a city block bound by Hulme Street to the north, Lower Ormond Street to the east, Chester Street to the south and Lower Chatham Street to the west. The block is made up of buildings of various ages and uses, including residential and offices.

Chatham Mill is located to the south of the application property, a Grade II listed former cotton spinning mill, now used as warehousing/general Class E use/storage.

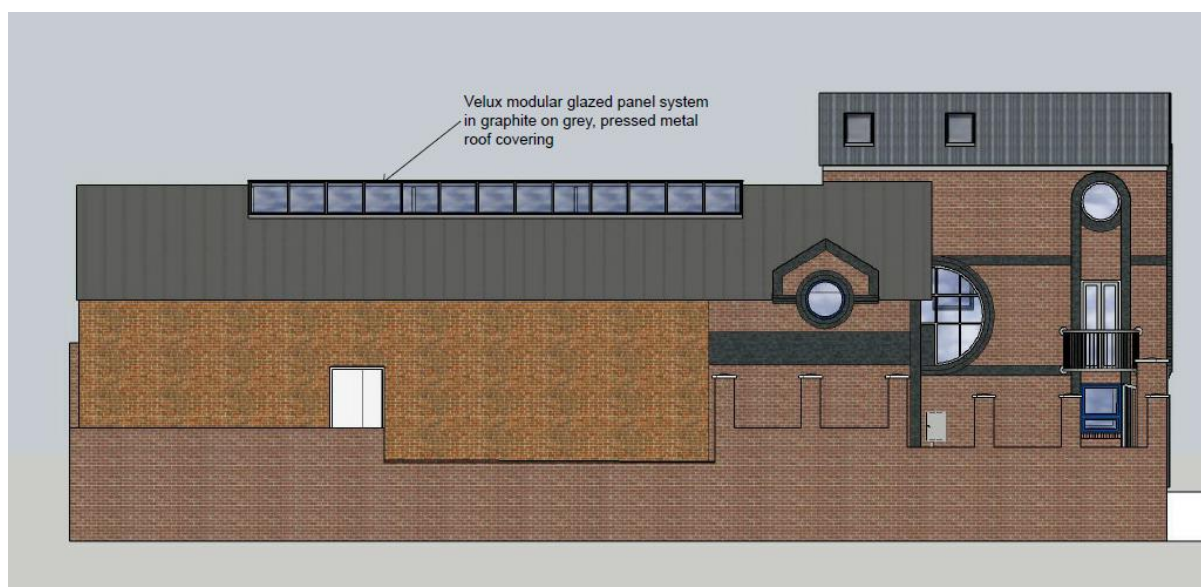
The surrounding area is dense, city centre build up area.

Background Information/Planning History

None

Original Description of Proposal

The application seeks permission to replace a section of the building's existing metal-clad roof at ridge level with a glass modular atrium unit. The unit will extend approximately 1.3 metres down each roof slope to the pitched roof, be approximately 11.2 metres in length and be made up of 13 no clear glass units on each side of the roof's ridge. The unit will produce approximately 0.3 metres above the existing roof's ridge height.



Amendments Requested

Not Applicable

Publicity

Site Notice/s Posted and Dates: Not Required

Press Adverts Published and Dates: Not Required

Neighbour Notification: As per Appendix

Representations Received: None

Consultations

None

Note: The application was accompanied by a relatively comprehensive Heritage Statement. The application property is not listed and is not located within any Conservation Area. It is noted that there are some listed buildings within the vicinity of the building, most notably the Grade II listed Chatham Mill to the south of the application property. However, the type of development proposed is not expected to have any material impact on the setting of the listed building.

Save Unitary Development Plan Policies:

RC20 Area 20: Medlock Street/Railway/Oxford Street/Mancunian Way

This area includes a mixture of industrial activities and the Manchester Metropolitan University. Most of the buildings are old, although there has been some redevelopment related to the construction of Mancunian Way. Whilst this has largely been associated with the Manchester Metropolitan University, there has been commercial redevelopment taking advantage of the locational advantages of the area. The Oxford Road frontage is a mixture of entertainment and local retailing uses with car parking behind.

This area offers considerable potential. The existing industry provides valuable jobs and the plan seeks to promote improvements in operating conditions in terms of access and car parking where there is scope for such action. Medlock Street is the main entry point into the City Centre from the Airport and Princess Parkway and is in close proximity to the GMex, the redevelopment of which is envisaged as a major contribution to the regeneration of the City Centre as a whole and not least, its immediate environs. In this context the Medlock Street frontage is seen as a major gateway site capable of supporting showrooms and other commercial activity including offices where a high standard of environment would be particularly appropriate.

In environmental terms the objective will be the general enhancement of the area as befits its locational importance. Advantage will be taken of any opportunities to open up access to the River Medlock which arise in the event of redevelopment. In such circumstances housing would be considered a possible use. This could be related to the neighbouring Higher Education Precinct.

The presumption will be that the area should provide for its own car parking needs and also contribute to those of the adjacent Area 19. The car parking in Chester Street is particularly valuable in this respect and should be retained. Further car parking in the Gaythorn area, either in isolation or in association with redevelopment, will also be encouraged.

Core Strategy Policies:

- SP1: Spatial Principles
- DM1: Development Management

National Planning Policy Framework Policies:

- Section 2: Achieving Sustainable Development
- Section 4: Decision Making
- Section 12: Achieving Well Designed PLaces

Principle of Development

The minor alteration to the application property's roof is acceptable in principle.

Design & Amenity

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.

Policy DM1 of Manchester's Core Strategy also requires development has regard to a variety of considerations.

Appearance

The proposed alteration to the application property's roof would have negligible overall impact to the character and appearance of the host building or surrounding area, particularly when viewed from street level. Though a new architectural feature, the glass atrium at the roof's apex would integrate appropriately, especially when taking into account the variety of materials used in construction of nearby buildings and other glass roof features in the vicinity.

Amenity

The proposed alterations to the application property's roof would not be expected to cause undue amenity impacts to the occupiers of nearby buildings, nor to the occupiers of the application building itself. As such, the proposal accords with CS Policy DM1.

Miscellaneous

It is not expected that the proposal would unduly impact wildlife, cause any environmental issues or affect the ability for people with reduced mobility to access the building. The type of development proposed would not be expected to cause issues in relation to crime, increase refuse collection requirements etc.

Heritage

Though proximate to listed buildings, the type and scale of development would not be expected to have any significant impact on the character or setting of the listed buildings nearby. As such, the proposal accords with Paragraph 202 of the NPPF.

Highways, Accessibility and Parking

The proposed development would not be expected to have any identifiable impact on highways, accessibility nor parking requirements.

Environmental Protection

The development would not be expected to lead to any impact on the local or wider environment.

Flood Risk and Drainage

N/A

Biodiversity

N/A

Planning Obligations

N/A

Disabled Access

N/A

Other Issues not related to Planning

Though not assessed under a planning application, consideration would have to be made as to the suitability of the clear glass used, as well as consideration as to whether the roof structure/building could support the proposed roof.

RECOMMENDATION:

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

That planning permission be refused for the following reasons:

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Historic England (North West)
GM Fire Rescue Service

8 Chester Street, Manchester, M1 5GE
8A Lower Ormond Street, Manchester, M1 5QF
5 Chester Street, Manchester, M1 5QS
8 Great Marlborough Street, Manchester, M1 5NN
West Wing First Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
6 - 8 Lower Ormond Street, Manchester, M1 5QF
Ground Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
First Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
Sketch360, Studio 15A, Lower Ormond Street, Manchester, M1 5QJ
East Wing Second Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
5A Hulme Street, Manchester, M1 5GL
The Courtyard, 2 Chester Street, Manchester, M1 5GE
Flat 7, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 43, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 1, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 41, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 2, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 29, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 8, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 15, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL

Flat 30, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 23, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 20, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 18, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 8, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 5, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 37, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 34, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 3, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 39, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 19, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 28, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 3, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 6, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 10, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 12, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 20, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 22, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 4, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 7, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 33, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 32, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 26, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 9, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 4, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 3, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 21, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 14, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 24, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 1, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 6, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 9, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 37, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 36, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 31, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 13, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 42, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 9, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 35, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Second Floor South T H Andrews And Co Ltd, 6 - 8 Lower Ormond Street,
Manchester, M1 5QF
West Wing Ground Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
Flat 21, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 2, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 2, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 5, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 8, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 10, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 35, 2 Lower Ormond Street, Manchester, M1 5QG

Flat 24, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 6, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 10, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 33, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 44, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 15, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 40, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 5, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 25, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 11, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 19, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 10, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 23, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 32, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 18, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 17, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 20, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 36, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 16, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 30, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
South Wing Ground Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
Flat 5, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 9, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 3, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 29, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 21, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 17, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 7, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 11, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 31, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 6, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 8, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 27, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 38, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 46, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 4, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 7, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 23, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 15, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 24, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 1, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 34, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 11, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 27, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 14, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 12, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 2, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 1, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 4, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL

Third Floor South Wing, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
Flat 26, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 12, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 45, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 22, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 18, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 14, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 16, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 19, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 17, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 25, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 22, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 16, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 28, 2 Lower Ormond Street, Manchester, M1 5QG

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) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CITY1