

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/21/0539

Date registered valid: 16 July 2021

Proposal: Discharge of condition 3 (soft strip methodology) attached to Listed Building Consent ref:129657/LO/2021

Address: 6A Pollard Street, Manchester, M4 7AJ

Ward(s): Ancoats & Beswick Ward

Applicant: Andrew Conaghan 6 Pollard Street, Manchester, M4 7AJ

Agent (if any): Philip Lambert Philip Lambert Architecture 3 Eastbourne Grove, Bolton, BL1 5TR

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 September 2021

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Urban design and Conservation-

Condition 3

Soft Strip - this is fine provided there is a watching brief and stop points if anything of heritage value or interest is discovered it should be retained and recorded and brought to our attention. Please can you provided confirmation in regard to a watching brief , and that works would cease if anything of heritage value or interest is discovered , and that it should be retained and recorded and brought to our attention.

Condition 4

Inner face of walls - we will need to understand the condition of the wall before agreeing any proposals for final finishes / treatment, so whilst the soft strip may be acceptable condition no.4 cannot be discharged at this time .

Columns - it is important to expose the capitals of the columns which as stated are of heritage value. The treatment around the columns to patch repair the plaster and brick is welcomed but needs a detailed specification. The term wet plaster is too vague. The proposals is to paint these white. Is there any evidence of these being white originally as the preference would be to see them returned to their original colour. A paint analysis would assist this process.

Condition 5

Soffit to ceilings. The plaster specification needs further details. Is the proposal to retain the soffits exposed as there is reference to new ceilings in the schedule of work. The aim should be to leave as much of the original ceiling exposed, subject to the ceiling achieving any required fire / sound requirements.

Condition 6

Bulkheads. The soft strip work is acceptable but the final details of the treatment of this area when exposed will be needed before this condition can be discharged.

Condition 7

Window repairs. There seems to be minimal repairs proposed.

Condition 8

The proposal is now to upgrade the existing windows to provide slim double glazed units. If the existing windows are modern with modern glass then this is not an issue provided the glass matches existing glass used on the rest of the glazing on the elevation for consistency of appearance and finish. Is there a samples condition relating to glass?

Issues

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

3) The submitted Discharge of Conditions Supporting information document Version 1 dated July 2021 prepared by Philp Lambert has been examined and considered, together with the content of the email from Philip Lambert dated 9th September 2021 15:09 confirming that they will put in place a watching brief and stop points as requested, so if anything of heritage value or interest is discovered it would be retained and recorded and brought to the attention of the local planning authority. They have also confirmed that works would cease to allow the local planning authority to review any findings.

On the basis that the soft strip is undertaken in accordance with the content of the Discharge of Conditions Supporting information document Version 1 dated July 2021 prepared by Philp Lambert and the content of the email from Philip Lambert dated 9th September 2021 15:09, condition no.3 is discharged.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2