

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130448/LO/2021

Date registered valid: 17 May 2021

Proposal: LISTED BUILDING CONSENT for the refurbishment of second and third floor office suites

Address: Broadhurst House, Second & Third Floors , 56 Oxford Street, Manchester, M1 6EU

Ward(s): Deansgate Ward

Applicant: Mr Richard Ampleford AIS Interiors AIS Interiors, 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: 19 August 2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 June 2021 Expired: 1 July 2021

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

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 isn't 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 second and third floor office suites

Consultations & Notification Responses

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

Historic England - no comments

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, minor internal works to the second and third floor levels of the Grade II* Tootal, Broadhurst and Lee building will demonstrably enhance the ability to understand and appreciate the significant features within the space (original columns) by removing lightweight partitions and reintroducing them in areas which are more suitably positioned within the floorplate.

The existing, modern floor is to be replaced (in certain areas) with a new, vinyl flooring which echoes that of the original parquet floor which characterised the space in the late-19th century. The proposed new kitchenette / lighting will utilise existing servicing and in turn, will avoid any potential disruption to original historic fabric.

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 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

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 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:

Drawings referenced:

- Site Location Plan
- Floor Finish Plan 01 02 FF
- Floor Finish Plan 01 03 FF
- Demolition 01 03 DEM
- Demolition 01 02 DEM REV B
- Ceiling Features Plan 01 02 CFP
- Ceiling Features Plan 01 03 CFP
- General Arrangement 01 02 GA REV F
- General Arrangement 01 03 GA REV G
- Broadhurst Building - Third Floor -As Built 01 03
- Broadhurst Building - Second Floor -As Built 01 02
- Design & Access Statement Issue 01
- Heritage Statement prepared by Stephen Levrant Heritage Architects

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

- Partition Types Details Sheet 1 21-11249 01/02 ALL PTD1
- Partition Types Details Sheet 2 21-11249 01/02 ALL PTD2
- Broadhurst Section 2nd Floor 21-11249 02 01 SEC 2
- Broadhurst Section 3rd Floor 21-11249 02 01 SEC 3

Received by the City Council as Local Planning Authority on 29 July 2021

- Email from Sarah Stirling dated 29 July 2021 confirming that the plain plaster walls are being retained

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

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