

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130754/LO/2021

Date registered valid: 7 July 2021

Proposal: LISTED BUILDING CONSENT for internal alterations within part of ground floor, including the installation of condensing unit within existing bin store

Address: 35 Dale Street, Manchester, M1 2HF

Ward(s): Piccadilly Ward

Applicant: Mr Stephen Wormald PREC ManOff Propco 2 Sarl - XLB Property 2nd Floor Silver House, 31-35 Beak Street, London , W1F 9DP

Agent (if any): Miss Sarah Stirling Heritage Architecture Ltd Canada House, 3 Chepstow Street, Manchester, M1 5FW

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

Recommendation: Approve

Date of recommendation: 23 August 2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 30 July 2021

Standard consultations:

Printed: 29 July 2021 Expired: 19 August 2021

Neighbour notifications

Printed: 29 July 2021 Expired: 19 August 2021

Site notice

Posted: Expired:

Press advert

Published: 3 August 2021 Expired: 24 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II Star

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order:

Description of Site/Area

This application relates to a building known as Dale House that is located at 35 Dale Street located in the Northern Quarter area of the City Centre. The building is Grade II listed and is within the Stevenson Square Conservation Area. There are other listed buildings nearby and the surrounding area is primarily residential and commercial in nature.

The majority of the application building is in use as office space, having recently undergone a full-scale renovation internally. The ground floor and basement levels of the building are in use as various commercial uses including a bar, coffee shop and gym. There are residential apartments to the north of the site further along Dale Street/Tariff Street.

Description of Development

The submitted application seeks Listed Building Consent for internal alterations within part of ground floor, including the installation of condensing unit within existing bin store.

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 work consists of the following:

- o New plasterboard stud walls with paint finish
- o Metro white tile to Kitchenette
- o Floor finishes are to retain existing carpets within main office space
- o New timber effect flooring to kitchenette area
- o New glazed partition to kitchenette and meeting room
- o New lightweight window seat to be incorporated into existing sill. Windows will not be altered.

The ground floor space was refurbished in 2019 (MCC Ref: 125290/LO/2019), resulting in modern furnishings (such as flooring, lighting and services) within the space.

The most significant areas within the space, such as original columns, steel doors and exposed glazed brick, will be maintained.

The proposed external condensing unit is to be located within the bin store is to follow the route of the existing unit therefore has a minor adverse impact on the listed building.

The introduction of glazed partitions and kitchenette would cause a minor adverse visual impact (as this would intrude on the open plan form of the space), this installation will be lightweight and removable.

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

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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:

-Proposed Window Seat received by the City Council as Local Planning Authority on 15 June 2021.

-Proposed Sections drawing ref. 21.029-ID-4-GF-CS-0 received by the City Council as Local Planning Authority on 15 June 2021.

-Proposed Floor Plan drawing ref. 21.029-ID-4-GF-PVL-0 received by the City Council as Local Planning Authority on 15 June 2021.

-Proposed Wall Finishes drawing ref. 21.029-ID-4-GF-WF-0 received by the City Council as Local Planning Authority on 15 June 2021.

-Proposed Ground Floor Plan drawing ref. GF-PP-0 B received by the City Council as Local Planning Authority on 07 July 2021.

-Existing Floor Plan drawing ref. 21.029-ID-4-GF-EVL-0 received by the City Council as Local Planning Authority on 15 June 2021.

-Existing Floor Plan drawing ref. GF-EP-0 A received by the City Council as Local Planning Authority on 15 June 2021.

- Design and Access Statement received by the City Council as Local Planning Authority on 15 June 2021.
- Heritage Statement received by the City Council as Local Planning Authority on 15 June 2021.
- Heritage Method Statement received by the City Council as Local Planning Authority on 15 June 2021.

- Proposed Condensor Location Plan drawing ref. 21.029-ID-0-CL-0 received by the City Council as Local Planning Authority on 16 August 2021.
- Kitchenette Design drawing ref 21.029-ID-2-GF-KD-0 Rev A received by the City Council as Local Planning Authority on 16 August 2021.
- Pivot door and track fixing details received by the City Council as Local Planning Authority on 16 August 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

Fourth Floor, 6 Tariff Street, Manchester, M1 2FF
8 Tariff Street, Manchester, M1 2FF
50 Newton Street, Manchester, M1 2EA
Fourth Floor, 33A Dale Street, Manchester, M1 2HE
Basement, 50 Newton Street, Manchester, M1 2EA
Fourth Floor, 14 Newton Street, Manchester, M1 2AF
Second Floor, 14 Newton Street, Manchester, M1 2AF
Third Floor, 14 Newton Street, Manchester, M1 2AF
45 Dale Street, Manchester, M1 2HF
47 Dale Street, Manchester, M1 2HF
6 Tariff Street, Manchester, M1 2FF
1A Tariff Street, Manchester, M1 2FF
Fourth Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Beatnikz Republic, Ground Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Third Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
2 Tariff Street, Manchester, M1 2FF
Fourth Floor, 35 Dale Street, Manchester, M1 2HF
Basement, 45 Dale Street, Manchester, M1 2HF
Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH
Third Floor, 16 Newton Street, Manchester, M1 2AE
Second Floor, 35 Dale Street, Manchester, M1 2HF
Ground Floor, 35 Dale Street, Manchester, M1 2HF
Flat 15, 1 Tariff Street, Manchester, M1 2FF
Flat 7, 1 Tariff Street, Manchester, M1 2FF
Flat 4, 1 Tariff Street, Manchester, M1 2FF
Flat 17, 1 Tariff Street, Manchester, M1 2FF
Flat 12, 1 Tariff Street, Manchester, M1 2FF
Flat 9, 1 Tariff Street, Manchester, M1 2FF
Basement, Dale House, 35 Dale Street, Manchester, M1 2HF
Flat 8, 1 Tariff Street, Manchester, M1 2FF
V1BE, 37 Dale Street, Manchester, M1 2HF
First Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Second Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Third Floor, 35 Dale Street, Manchester, M1 2HF
Fifth Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
First Floor, 35 Dale Street, Manchester, M1 2HF
Second Floor, 6 Tariff Street, Manchester, M1 2FF
Ground Floor, 45 Dale Street, Manchester, M1 2HF
CLAIMS ADVICE BUREAU (UK) LTD, First Floor, Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH
33 Dale Street, Manchester, M1 2HE
14 Newton Street, Manchester, M1 2AF
Basement, 33A Dale Street, Manchester, M1 2HE
Second Floor And Third Floor, 45 Dale Street, Manchester, M1 2HF
Flat 23, 1 Tariff Street, Manchester, M1 2FF
Flat 21, 1 Tariff Street, Manchester, M1 2FF
Flat 18, 1 Tariff Street, Manchester, M1 2FF
Flat 24, 1 Tariff Street, Manchester, M1 2FF
Flat 20, 1 Tariff Street, Manchester, M1 2FF
VS MANCHESTER LTD, Basement, 36 Dale Street, Manchester, M1 2HN

36 Dale Street, Manchester, M1 2AF
16 Newton Street, Manchester, M1 2AE
Ground Floor, 16 Newton Street, Manchester, M1 2AE
Flat 6, 1 Tariff Street, Manchester, M1 2FF
Ground Floor, 14 Newton Street, Manchester, M1 2AF
Second Floor, 16 Newton Street, Manchester, M1 2AE
Flat 13, 1 Tariff Street, Manchester, M1 2FF
Flat 16, 1 Tariff Street, Manchester, M1 2FF
Flat 2, 1 Tariff Street, Manchester, M1 2FF
Flat 22, 1 Tariff Street, Manchester, M1 2FF
Flat 10, 1 Tariff Street, Manchester, M1 2FF
Basement, 6 Tariff Street, Manchester, M1 2FF
Basement, 14 Newton Street, Manchester, M1 2AF
Fourth Floor, 16 Newton Street, Manchester, M1 2AE
Flat 14, 1 Tariff Street, Manchester, M1 2FF
Flat 5, 1 Tariff Street, Manchester, M1 2FF
First Floor, 6 Tariff Street, Manchester, M1 2FF
First Floor, 45 Dale Street, Manchester, M1 2HF
33A Dale Street, Manchester, M1 2HE
Flat 19, 1 Tariff Street, Manchester, M1 2FF
Flat 1, 1 Tariff Street, Manchester, M1 2FF
First Floor, 14 Newton Street, Manchester, M1 2AF
First Floor, 16 Newton Street, Manchester, M1 2AE
Flat 11, 1 Tariff Street, Manchester, M1 2FF
Flat 3, 1 Tariff Street, Manchester, M1 2FF
Ground Floor, 6 Tariff Street, Manchester, M1 2FF

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Conservation Area - Stevenson Square Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY2