

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130925/NMC/2021

Date registered valid: 2 July 2021

Proposal: Non-material amendment to planning permission 126530/JO/2020 to remove the BREAAAM Domestic Refurbishment Pre-Assessment Estimator Report from condition 2

Address: 37 Liverpool Road, Manchester, M3 4NQ

Ward(s): Deansgate Ward

Applicant: Mr Jimmy Charro Charro Investments Ltd 37 Liverpool Road, Manchester, M3 4NQ

Agent (if any): Mr Jonathan Pearson Aran Property Consultants Ltd Moss House, Moss Lane, Moss Lane, Altrincham, WA158GZ

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 July 2021

Application details

Type of application: Non-Material Change 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: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description

The application relates to a listed former weaver's cottage on Liverpool Road in Castlfield Conservation Area, which has planning permission to be converted into a dwelling. The specified plans condition on the planning permission included a BREEAM assessment requiring the development to be carried out in accordance with it. Due to the conservation requirements of the listed building, the applicant is unable to fully meet the BREEAM certification and has therefore requested that this item be removed from the specified documents.

Consultations & Notification Responses

No publicity required.

Issues

The building is a small former weaver's cottage, which is Grade II listed and requires a conservation approach to its conversion to a dwelling. The requirements to retain and restore as much of the original fabric of the building as possible along with the physical constraints of making the building structurally sound mean that the BREEAM accreditation would not be achieved. Notwithstanding this the development would achieve certain elements of BREEAM DR to be incorporated such as energy use, energy efficient lighting etc. Therefore, given the

nature of the building and the conservation requirements it is considered acceptable to remove the BREEAM document from the list of approved documents.

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

0) Following an assessment of the details submitted, I confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed amendments would not have a material impact upon the previously approved scheme, would not adversely affect flood risk and visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 126530/JO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 126530/JO/2020, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended condition applies:

2) Condition 2

The development hereby approved shall be carried out in accordance with the following drawings and documents:

2162/Ex/Loc PL Location Plan
2162/EX/R D Demolition Plans

Proposed Drawings
2162/P/S PL Revision E Site Plan - Proposed

2000 Revision B Proposed Basement & Ground Floor Plan
2005 Revision B Proposed First & Second Floor Plan
2010 Revision B Proposed Attic & Roof Plan
3000 Revision B Proposed Elevations
4000 Revision B Proposed Sections
2162/P/RCP -1/G Revision E Basement - Reflective Ceiling Plan Ground Floor - Reflective Ceiling Plan
2162/P/RCP 01/02 Revision E First Floor - Reflective Ceiling Plan Second Floor - Reflective Ceiling Plan
2162/P/RCP M Revision E Mezzanine - Reflective Ceiling Plan
2162/P/Window Details1:25 Window and Door Details - Individual Windows
6050 Revision A Waste Management Site Plan

Email from Bruna Da Silva of Butterfield Architecture to Lucy Harrison of Manchester City Council dated 25 June 2019;

Waste Management Strategy Proforma dated 19/02/2020;

Design and Access Statement by Butterfield Architecture dated 20 June 2019 Rev A;

Historical Building Impact and Access Assessment including Heritage Statement by Butterfield Architecture dated 21 June 2019 Rev B;

Heritage Statement by Aran dated 06/04/2020;

End Statement by Butterfield Architecture dated 27 March 2018;

Environmental Standards Statement by Butterfield Architecture dated 20 March 2018;

Noise Survey of Residential Development by Nova Acoustics dated 1 February 2018;

Materials document entitled 'Approval of details reserved by a condition' by Aran dated 03/02/2020 - NB. The details for the stair and landing balustrades do not apply to the staircase between the first and second floors where the original/historic timber staircase and enclosure is to be restored; and roofing materials shall be reclaimed from the existing roof in the first instance with any additional slates required to match the existing in terms of appearance, size, colour, finish and country of origin;

Structural Report (Revision A0) by BDI Structural Solutions Ltd dated 28/11/2019;

Section 4 'Recommendations' of the Bat Scoping Survey Ref: 1CO105057LE1R0 dated 29 November 2019 by REC;

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

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 - Castlefield Conservation Area 1979

Area Team Boundary - Name: CITY1