

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130725/NMC/2021

Date registered valid: 21 June 2021

Proposal: A non-material amendment to application referenced 123289/FO/2019 to reword Condition 2 (Specified Drawings) to allow the omission of steel goalpost structure, amendments to reflect existing concrete beams to the Mosley Street Curtain Wall and Back George Street Curtain Wall, updates to Curtain Wall perforated pattern and the repositioning of the rear entrance door at Back George Street.

Address: 53 - 55 Mosley Street, Manchester, M2 3HQ

Ward(s): Deansgate Ward

Applicant: Mr Faris Mousa Bluefig Investments (UK) Ltd 2 Brewer Street, Manchester, M1 2EU

Agent (if any): Mr David Gibson Hawkins 3rd Floor Hilton House, 26-28 Hilton Street, Manchester, M1 2EH

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 July 2021

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 29 June 2021

Standard consultations:

Printed: 30 June 2021 Expired: 21 July 2021

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: Not applicable

Tree Preservation Order: Not applicable

Description of area

The Site - This application relates to a building located at 53-55 Mosley Street within the City Centre. The building is not listed and is not in a conservation area, however 2 conservation areas abut the site - the George Street conservation area to the south and the Upper King Street conservation area to the west. The site is located adjacent to a Grade II* listed building which is currently in use as a public house on the lower levels and the Portico Library on the upper levels. There are other listed buildings nearby. The existing building has formerly been used as offices and a language school.

The approved development (123289/FO/2019) - Planning permission was granted for the refurbishment and extension of existing office building to include elevational alterations and new 2 storey roof-top extension to provide additional office accommodation (Use Class B1).

The applicant has stated that during pre-application consultation with MCC regarding the refurbishment of the building, the City Council considered the application property to be a 'non designated heritage asset' by virtue of its age, likely dating from the nineteenth century. As a result, the applicant researched the historical development of the property before preparing and submitting the detailed plans which form part of the planning application.

The applicant has stated that the objective of the new building is to provide contemporary serviced office accommodation for small businesses in the heart of Manchester and provide offices with accessible WC's.

External improvements include:

- Repair of existing brick walls being retained;
- Replacement of ground floor to Mosley Street;
- Replacement of ground floor to Back George Street;
- Replacement of existing UPV windows with high quality ones;
- The rear extension at fourth and fifth floors will comprise a glazed system; and
- The existing plethora of air handling plant on the Back George Street elevation of the building will be removed and new plant installed discretely at roof level.

Internal improvements include:

- Removal of staircases cutting across historic window openings, thereby reinstating the original relationship between the exterior and interior of the building.
- The existing lift being refurbished to provide for disabled access from the ground to the existing first, second, third floors and to the fourth and fifth floor accommodation.

Following the refurbishment of the building, the entire building would be used as B1 office accommodation, rather than a mixture of D1 and B1. the 2 new floors of office accommodation would bring in an additional 380 sq. m of offices.

The building is proposed to be extended at the roof level with the addition of a new 4th and 5th floor. At the Mosley Street side of the building the new floors would be set back, thereby allowing natural light to reach the side window in the Citygate building. To the rear the new floorspace would be no nearer to Back George Street than the existing building. 36 George Street at six storeys is a similar height to the extension to 53-55 Mosley Street and has been converted to residential with the facing windows of the apartments facing Back George Street are set back from George Street. An appropriate separation distance would be achieved between the proposed extension at 4th and 5th floors and 36 George Street. This distance is slightly more than that currently achieved between the existing floors and 36 George Street.

As part of the development, all external plant would be removed from the Back George Street elevation of the building. A small amount of new plant would be required at roof level.

Consultations & Notification Responses

Not applicable

Issues

The above described works are non-material. Please see original report for app. 123289/FO/2019 for details of the original scheme. A copy of the report for app. 123289/FO/2019 will be stored on the application file for this application.

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

1) Reason 1: Following an assessment of the details submitted, it is confirmed 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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect residential amenity within the area or will they have any significant material impact upon the overall quality of the development and there are no material planning considerations to indicate otherwise.

2) Reason 2: The re-wording of condition 2 (Approved Drawings and Documents) of application referenced 123289/FO/2019 is proposed to allow amendments to the design comprising the omission of steel goalpost structure, amendments to reflect existing concrete beams to the Mosley Street Curtain Wall and Back George Street Curtain Wall, updates to Curtain Wall perforated pattern and the repositioning of the rear entrance door at Back George Street. The overall external appearance of the building would not be materially affected by the changes that are proposed due to findings on site. It should be noted that this letter of consent does not supersede the decision notice attached to planning permission referenced 123289/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission referenced 123289/FO/2019, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended condition applies:

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

The following drawings

MST-HBA-SW-XX-DR-A-21-3500 Rev P1.1
MST-HBA-SW-XX-DR-A-21-3501 Rev P1.1
MST-HBA-SW-XX-DR-A-21-3502 Rev P1.1
MST-HBA-SW-XX-DR-A-21-3503 Rev P1.1
MST-HBA-YY-00-DR-A-20-3101 Rev P1.3

MST-HBA-YY-ZZ-DR-A-21-3000 Rev P1.3
MST-HBA-YY-ZZ-DR-A-21-3001 Rev P1.2

all received by the City Council as Local Planning Authority on 11 June 2021

MST-HBA-SW-XX-DR-A-31-0550 Rev P1.2
MST-HBA-SW-XX-DR-A-31-3200 Rev P1.2
MST-HBA-SW-XX-DR-A-31-3201 Rev P1.2
MST-HBA-YY-ZZ-DR-A-21-3004 Rev P1.3
MST-HBA-YY-ZZ-DR-A-21-3005 Rev P1.2

all received by the City Council as Local Planning Authority on 21 June 2021

MST-HBA-YY-00-DR-A-20-1000 Rev P1
MST-HBA-YY-00-DR-A-20-3001 Rev P1
MST-HBA-YY-BA-DR-A-20-3100 Rev P1
MST-HBA-YY-01-DR-A-20-3102 Rev P1
MST-HBA-YY-02-DR-A-20-3103 Rev P1
MST-HBA-YY-03-DR-A-20-3104 Rev P1
MST-HBA-YY-04-DR-A-20-3105 Rev P1
MST-HBA-YY-05-DR-A-20-3106 Rev P1
MST-HBA-YY-06-DR-A-20-3107 Rev P1
MST-HBA-YY-ZZ-DR-A-21-3002 Rev P1
MST-HBA-YY-ZZ-DR-A-21-3006
MST-HBA-YY-ZZ-DR-A-20-3200 Rev P1
MST-HBA-YY-ZZ-DR-A-20-3201 Rev P1

all received by the City Council as Local Planning Authority on 9 April 2019

The submitted waste management proforma within the submitted Planning and Heritage Statement.

The proposed security measures as outlined in section 7.4 of the submitted Design and Access Statement.

The Design Report Rev P1.2 prepared by Hawkins/Brown received by the City Council as Local Planning Authority on 21 June 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

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

Area Team Boundary - Name: CITY2