MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	133298/LO/2022
Date registered valid:	15 February 2022
Proposal:	Listed building consent for external alterations associated with the Italian Consulate, namely the erection of 2No. flagpoles above the existing main entrance and the installation of the Italian Crest to the main entrance column.
Address:	The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Ward(s):	Deansgate Ward
Applicant:	Matteo Corradini Consulate of Italy in Manchester The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Agent (if any):	Mrs Emily Davies Avison Young Norfolk House, Norfolk Street, Manchester, M2 1DW
Case officer:	Gerry Reilly Tel: 0161 234 4163 Email: gerry.reilly@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	27 April 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 30 March 2022 Expired: 20 April 2022

Neighbour notifications
Printed: 30 March 2022 Expired: 20 April 2022

Site notice
Posted: 31 March 2022 Expired: 21 April 2022

Press advert
Published: 5 April 2022 Expired: 26 April 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order:

The application site is The Chancery, located at 58 Spring Gardens-Manchester. The site comprises a five-storey building. The application affects the Second Floor of the Grade II listed building, The Chancery. The site is within the Upper King Street Conservation Area.

The building comprises part of the Grade II listed Chancery Chambers, List UID: 1197810, which also consists of 1 Chancery Lane and 55 Brown Street. The building is currently used as offices following a recent internal alteration.

The Chancery is situated in a prominent location fronting Spring Garden, in the heart of Manchester City Centre. The building is delimited to the North by Chancery Lane, to the West by Brown Street, to the South by Booth Street and to the East by Concert Lane.

The wider area surrounding the site is mixed use in nature reflecting its city centre location.

This application is for Listed Building Consent for "External alterations associated with the Italian Consulate, namely the erection of 2No. flagpoles above the existing main entrance and the installation of the Italian Crest to the main entrance column.".

The proposed external alterations involve:
o The erection of 2 flagpoles above the existing main entrance on Spring Gardens; and,
o The installation of a bronze crest to the main entrance column on Spring Gardens.

The flagpoles and crest relate to The Chancery's 2nd floor's use as the Italian Consulate's Manchester office. This Use was recently approved (app ref 128838/FO/2020).

The flagpoles will be mount resin fixed into the existing wall.

The proposed bronze crest to the main entrance will be mounted to a bespoke bronze support which will be mechanical fixed to the entrance column to the right-hand side.

Description of area

Description of development

Consultations & Notification Responses

Publicity - The application has been advertised in the Manchester Evening News as: affecting a Conservation Area and as application for Listed Building Consent. A site notice was displayed and the occupiers of nearby properties have been notified.

No representations have been received as a result of this publicity.

Highways - have noted that the flag poles overhang the adopted highway in excess of 0.35m and will therefore require
a projection over license

Environmental Health - have reviewed the above and do not have any comments to make

Issues

The main issues for consideration are the acceptability of the proposals in terms of the impact on visual amenity in particular the impact on the character and appearance of the listed building and on the surrounding conservation area. The main policies that relate to the assessment of the proposals are Sections 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, policies EN3 (Heritage) and CC9 (Design and Heritage) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC18.1 (Conservation Areas) and DC19.1 of the Unitary Development Plan for the City of Manchester.

Visual amenity - The proposed flags are considered to be acceptable as it is felt that they would not adversely affect the appearance of the listed building or visual amenity within the area. It is also considered that the signs would not have any adverse impact on the conservation area or nearby listed buildings.

The opposite side of The Chancery displays two flags associated with its use as the Spanish Consulate. The Spanish consulate has also been granted permission to display a crest. Given the character of the surroundings, it is considered that the addition of Italian flags would be consistent with the exteriors of surrounding buildings.

There is an existing banner on the outside of the premises and the addition of two flags could lead to an unacceptable level of visual clutter on the building. In view of this the management company for the applicatin building have been contacted with a view to removing the banner.

The proposed bronze crest to the main entrance will be oval shaped with a maximum diameter of 0.75 metres and minimum diameter of 0.4 metres. The crest is considered to be acceptable in termis of visual amenity

Given this, the proposed signage is considered to be in accordance with Sections 12 (Achieving and well-designed places) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, policies EN3 (Heritage), CC9 (Design and Heritage) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) 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 polices 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 with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. In this case, correspondence took place with the agent regarding the level of signage at the site.

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:

Flagpole detail (00)-0004
Crest detail (00)-0005
Location Plan (00)-0001 all received by the City Council as Local Planning Authority on 15th February 2022

Proposed Elevations (00)-0003 A received via the email from Emily Davies of 10th May 2022

Documents
Design and Access Statement dated August 2021
Planning and Heritage Statement dated February 2022 by Avison Young both received by the City Council as Local Planning Authority on 15th February 2022

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.

Informatives

1) The flag poles overhang the adopted highway in excess of 0.35m and will therefore require a projection over license. The license is obtainable via Contact Manchester 0161 234 5004 and is to be funded at the applicants expense.

2) The applicant is advised that access arrangements and any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will require discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester highwayapplications@manchester.gov.uk (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Third Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
60 Fountain Street, Manchester, M2 2FE
Unit 1, 50 Brown Street, Manchester, M2 2JT
47 Spring Gardens, Manchester, M2 2BG
Basement, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Fourth Floor, 60 Spring Gardens, Manchester, M2 2BQ
Fourteenth Floor, 50 Brown Street, Manchester, M2 2JT
Fifth And Sixth Floor, 50 Brown Street, Manchester, M2 2JT
Second Floor, 60 Fountain Street, Manchester, M2 2FE
Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
First Floor, 60 Fountain Street, Manchester, M2 2FE
Eighth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Third Floor, 60 Fountain Street, Manchester, M2 2FE
JAMIE'S ITALIAN LIMITED, Ground Floor, 100 King Street, Manchester, M2 4WU
Second Floor, 61 - 63 Brown Street, Manchester, M2 2JG
Third Floor, 61 - 63 Brown Street, Manchester, M2 2JG
Thirteenth Floor, 50 Brown Street, Manchester, M2 2JT
Eleventh Floor, 50 Brown Street, Manchester, M2 2JT
Eighth Floor, 50 Brown Street, Manchester, M2 2JT
Sixth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
LIVERPOOL VICTORIA FRIENDLY, Ninth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Hotel Gotham, 100 King Street, Manchester, M2 4WU
Second Floor, 60 Spring Gardens, Manchester, M2 2BQ
Twelfth Floor, 50 Brown Street, Manchester, M2 2JT
Seventh Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Flight Club, Ground Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Basement, 61 - 63 Brown Street, Manchester, M2 2JG
Fourth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Seventh Floor, 50 Brown Street, Manchester, M2 2JT
Ground Floor, 61 - 63 Brown Street, Manchester, M2 2JG
60 Spring Gardens, Manchester, M2 2BQ
Ground Floor, 60 Fountain Street, Manchester, M2 2FE
First Floor, 61 - 63 Brown Street, Manchester, M2 2JG
Third Floor, 60 Spring Gardens, Manchester, M2 2BQ
First Floor, 60 Spring Gardens, Manchester, M2 2BQ
Ninth Floor, 50 Brown Street, Manchester, M2 2JT
First To Fourth Floor, 50 Brown Street, Manchester, M2 2JT
Ground Floor, 60 Spring Gardens, Manchester, M2 2BQ
Fourth Floor, 60 Fountain Street, Manchester, M2 2FE
Fifth Floor, 60 Fountain Street, Manchester, M2 2FE
First To Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
50 Fountain Street, Manchester, M2 2AS
Fourth Floor, 50 Fountain Street, Manchester, M2 2AS
Fifth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Tenth Floor, 50 Brown Street, Manchester, M2 2JT
Ground Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Seventh Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW

Sixth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
DUFF & PHELPS LTD, Second Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fifth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW

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 - Upper King Street (Extension) Conservation Area 1985
Area Team Boundary - Name: CITY1