

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126534/LO/2020

Date registered valid: 5 January 2021

Proposal: LISTED BUILDING CONSENT for internal and external alterations

Address: 56 Faulkner Street, Manchester, M1 4FH

Ward(s): Deansgate Ward

Applicant: Mr Yi Yang Big Foodie Manchester Limited 56 Faulkner Street, Manchester, M1 4FH

Agent (if any): Mr Tak Liu 189 Watt Lane, Sheffield, S10 5RD

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

Recommendation: Approve

Date of recommendation: 2 March 2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 20 January 2021

Standard consultations:

Printed: 14 January 2021 Expired: 4 February 2021

Neighbour notifications

Printed: 14 January 2021 Expired: 4 February 2021

Site notice

Posted: 20 January 2021 Expired: 10 February 2021

Press advert

Published: 19 January 2021 Expired: 9 February 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

This application relates to a Grade II Listed building located at 56 Faulkner Street, which is within the George Street Conservation Area. There are other Grade II Listed properties at 55 Faulkner Street, 57 Faulkner Street and 59 - 61 Faulkner Street, 20 Nicholas Street and 74-80 Portland Street.

The site is within the Chinatown area of the City Centre and is on the same road as the Chinese Arch. The Chinatown area which contains variety of uses including restaurants, residential, shop, casino, takeaway, bar, and hotel uses. The ground floor and basement of the building are understood to both be in use as separate restaurants. The first floor is currently vacant, but was most recently used as a restaurant and is the subject of this application.

The building is a former textile warehouse, which is said to have been built in 1868, by J. Feer. It is constructed in red brick in Flemish bond with sandstone dressings, sash windows and a slate roof. Externally, the building retains a number of original features and detailing within the elevations.

The building has excellent public transport links with bus stops on Portland Street and Princess Street and Metrolink services at St Peters Square and Piccadilly Gardens within easy walking distance of the site.

Description of development

Listed Building Consent is sought for the following works:

- The removal of the existing suspended ceilings within the restaurant and bar areas, floor finishes, wallpaper and boarding covering a window.
- The covering of the floor with ceramic tiles above a layer of moisture resistant plywood.
- The repair and decoration of the original ceiling and installation of a perimeter bulkhead within the restaurant area. The bulkhead would mask services.
- The installation of a feature raft ceiling above the bar area.
- The reinstatement of the glazed fanlight above the entrance door on Princess Street.
- Redecoration.
- Two individual letters mounted on brickwork.
- One externally illuminated projecting signs mounted on brickwork.
- One vinyl sign applied to the glazed fanlight above the entrance door on Princess Street.

An application for Advertisement Consent has also been submitted for the signage (referenced: 126535/AO/2020).

Consultations & Notification Responses

Publicity - The application was advertised as an application for listed building consent and as affecting a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers - No replies were received.

Issues

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC14.1 and 14.5 (Shopfronts and Related Signs) provide advice on acceptable shop front and signage works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character;

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 7). In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 185 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 189 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 194 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Requiring Good Design) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

A vinyl is proposed on the window over the door. More appropriate signage such as an internal sign set back from the glass would have an improved appearance.

Any associated menu boards or additional signage will need to be submitted for consideration but should be limited and respect the aesthetics and features of the listed building.

The other proposed signage is acceptable.

The whole frontage of the building is in need of a considered and co-ordinated approach to signage, which is presently cluttered with a large combination of multiple signs. The opportunity should be taken to look at the signage in a holistic way, however a lot of signage is within a different demise, so the applicant has no control of these parts of the building.

Where a soft strip is to take place then we would need to see and agree a method statement for these works.

The removal of the later more modern ceiling and exposing of existing original structure is beneficial and is clearly more preferable than the existing lowered ceiling that conceals these features. Any services should however be exposed or if desired contained on a very slim raft rather than installing the large perimeter bulkhead, which intrudes significantly into the space and masks a significant amount of original fabric. The aim should be to remove lowered suspended grid ceilings and expose the original structure.

Full details are required of any proposed mechanical and electrical plan and equipment including electrics and ventilation and any associated works.

The soft strip drawing also refers to removing existing modern boarding over panelling over the windows in the waiting area to expose the windows, however other drawings show this retained in situ. The preference would be to see this harmful intervention removed and the window exposed.

On the second floor the photos appear show part of an original truss. An attempt should be made to remove modern ceilings around this to expose the truss into the space - if this was the original configuration.

The proposal seems to be to remove the modern timber floor and overlay the original floor with a board and tile. The original finish would have been a timber floor and the existing floor should be exposed and repaired where possible. If this is not possible (which will need justifying) then a more appropriate finish should be looked at that reflects the original finish.

It is not clear if the internal staircase is original or in its original location/design. If this is the case information on the original finish of the walls should be provided and a proposal authentic to the heritage significance of the building developed rather than the proposed applied stone pattern design.

Conditions are needed to address these issues.

Given the above, it is considered that subject to conditions, the benefits of the proposal would outweigh the level of harm caused to the affected heritage assets, and the works are consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

The works would cause some less than substantial harm that would be justified by the use and reoccupation of the first floor of this Grade II Listed building.

Given this, the application is considered to be fully in accordance with all above local and national policies.

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 an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application, the amendments required, and the conditions needed to allow the recommendation of 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:

The site location plan received by the City Council as local planning authority on 18 March 2020

The drawings referenced:

05 L2001 Rev A

06 L2002 Rev A

received by the City Council as local planning authority on 7 May 2020

104 L2002

105 L2002

106 L2002

received by the City Council as local planning authority on 29 June 2020

The Design, Access and Heritage Statement Issue 2 received by the City Council as local planning authority on 05 January 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1.

3) Notwithstanding the information detailed within Condition 2 of this application, a method statement for all strip out works shall be submitted to and formally approved in writing with Manchester City Council as Local Planning Authority prior to any strip out works commencing on site. The strip out works shall be carried out only in accordance with the approved method statement.

Reason - In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, EN3 and DM1 of the Core Strategy.

4) Notwithstanding the information detailed within Condition 2 of this application, method statements for all internal and external alterations to and all other works affecting original or historic fabric and features shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority prior to the commencement of the works hereby approved. All works shall be carried out only in accordance with the approved method statements.

Reason - In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, EN3 and DM1 of the Core Strategy.

5) Notwithstanding the details shown on the approved drawings and detailed within the approved documents specified within condition 2 of this decision, full details of the works to the restore and expose the original ceilings of the first floor of the building and full details of any ceiling mounted equipment and any works to fix and support this and/or conceal this equipment shall be submitted to and approved in writing by the City Council as local planning authority prior to any works (other than strip out works) taking place to the ceiling. The works to the ceiling shall then be carried out only in accordance with the approved information.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority ahead of works commencing to those particular elements and/or before implementation of the following particular works. The works shall be carried out only as agreed in writing in accordance with the approved details (a-f):

- a) Details of any mechanical and electrical plant and equipment including electrics and ventilation and any associated works,
- b) The removal of the modern boarding over panelling the windows in the waiting area to expose the windows, including details of the repair of these windows,
- c) The floor finishes and treatment of any original floorboards,
- d) The treatment of the internal staircase and finishes of the walls surrounding the staircase,
- e) Details of all proposed internal and external signage.
- f) Details of the works to reinstate the glazed fanlight above the entrance door on Princess Street including the repair method and materials and colour samples.

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

52 - 54 Faulkner Street, Manchester, M1 4FH
Unit 6, 85 - 87 Princess Street, Manchester, M1 4HT
Unit 5, 85 - 87 Princess Street, Manchester, M1 4HT
Car Spaces, 93A Princess Street, Manchester, M1 4HT
83 Princess Street, Manchester, M1 4HH
Basement, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, The Arthouse, 43 George Street, Manchester, M1 4AB
First Floor And Second Floor, 56 Faulkner Street, Manchester, M1 4FH
Basement Store, 85 - 87 Princess Street, Manchester, M1 4HT
First Floor, 93A Princess Street, Manchester, M1 4HT
Unit 2, 85 - 87 Princess Street, Manchester, M1 4HT
Ground Floor Unit 1, 85 - 87 Princess Street, Manchester, M1 4HT
Unit 4, 85 - 87 Princess Street, Manchester, M1 4HT
Unit 3, 85 - 87 Princess Street, Manchester, M1 4HT
Second Floor, 93A Princess Street, Manchester, M1 4HT
85 - 87 Princess Street, Manchester, M1 4HT
52A Faulkner Street, Manchester, M1 4HF
Basement, 56 Faulkner Street, Manchester, M1 4FH
FU'S CHINESE RESTAURANT CAFE, Ground Floor, 56 Faulkner Street, Manchester, M1 4FH
63 - 63A Faulkner Street, Manchester, M1 4EF
93A Princess Street, Manchester, M1 4HT
Apartment 104, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 105, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 112, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 110, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 102, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 408, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 405, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 403, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 401, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 308, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 306, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 304, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 301, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 209, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 207, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 204, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 202, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 109, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 107, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 103, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 410, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 101, The Arthouse, 43 George Street, Manchester, M1 4AB
63 Faulkner Street, Manchester, M1 4FF
91 Princess Street, Manchester, M1 4HT
Apartment 409, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 407, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 406, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 404, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 402, The Arthouse, 43 George Street, Manchester, M1 4AB

Apartment 310, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 309, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 307, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 305, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 303, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 302, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 210, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 208, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 206, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 205, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 203, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 201, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 111, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 108, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 106, The Arthouse, 43 George Street, Manchester, M1 4AB
93 Princess Street, Manchester, M1 4HT
89 Princess Street, Manchester, M1 4HT

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 - George Street Conservation Area 1985
Area Team Boundary - Name: CITY2