

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128929/NMC/2020

Date registered valid: 12 January 2021

Proposal: Non-Material Amendments to application referenced 123522/FO/2019 comprising an increase in the extent of demolition to the rear of the building on Bow Lane and an associated increase in new brickwork, an increase in the number of mullions to windows of the new rooftop extension and to shopfront windows at ground floor level, an increase in number of transoms to glazing of the top floor of the Princess Street elevation of the rooftop extension.

Address: Pearl Assurance House , 23 Princess Street, Manchester, M2 4EN

Ward(s): Deansgate Ward

Applicant: Mr Robin Horton Greenlan Properties (Stockport) Ltd Pearl Assurance House, 23 Princess Street, Manchester, M2 4EN

Agent (if any): Mr Justin Risley Stephenson Studio 3 Riverside Mews, 4 Commercial Street, Manchester, M15 4RQ

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

Recommendation: Approve

Date of recommendation: 1 February 2021

Application details

Type of application: Non-Material Change Application

Development type: Largescale Major Other

Date of site visit: 27 January 2021

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: Not applicable

Conservation area: Albert Square Conservation Area 1972

Tree Preservation Order: Not applicable

Description of area

This six storey building is bounded by Princess Street, Bow Lane, Clarence Street and the Grade II Listed 31 Princess Street. It is in the Albert Square Conservation Area.

It was constructed as an office with shops at the ground floor between 1952 and 1956 and designed by local architects Beaumont & Sons for the Pearl Assurance Company. It has Portland Stone cladding to the Princess Street, Clarence Street and part Bow Lane elevations. It is not listed but is a non-designated heritage asset and makes a positive contribution to the conservation area. There is a narrow strip of land to the rear on Bow Lane that has been used for car parking. Bow Lane is a narrow street that is used to service some properties.

The building is opposite the Grade I Listed Manchester Town Hall (1), which is one of Manchester's most significant civic landmarks. Other listed buildings within the immediate area are 31 Princess Street (3), 10 Kennedy Street (4), 6 to 8 Clarence Street and 1 Clarence Street known as the Northern Assurance Building (2) all Grade II Listed and the Grade II* Listed 14 Kennedy Street (5) known as the Old Law Library. Other listed buildings within the setting include 61 Cross Street and 1 Albert Square both Grade II Listed.

The building fronts Albert Square which contains the Grade I Listed Albert Memorial and the Grade II Listed Jubilee Fountain and Bright, Heywood, Gladstone and Fraser statues.

Surrounding uses include shops, offices, hotels, bars, restaurants, financial and professional services, cafe, library, art gallery and the Town Hall Complex.

Application referenced 123522/FO/2019 was approved at Planning and Highways Committee on 19th September 2019. This application allowed the extension and conversion of the existing office building to create a 70 bed hotel (Use Class C1) on the upper floors with a reception lobby, bistro, meeting room, storage, kitchen and plant area within the ground floor and basement. This included a 7 storey extension erected to part of the Bow Lane elevation; with a single storey extension along the rest of its length and a 2 storey roof top extension. This also included a rooftop bar (Use Class A4 now Sui Generis) on the 7th floor. The hotel was designed for a specific operator, Malmaison trading as Hotel du Vin.

Description of development

This application for a non-material amendment to application referenced 123522/FO/2019 comprises the following alterations:

- An increase in the extent of demolition to the rear of the building on Bow Lane and the South East elevation of the building and an associated increase in new brickwork,
- An increase in the number of mullions to windows of the new rooftop extension and to shopfront windows at ground floor level,
- An increase in number of transoms to glazing of the top floor of the Princess Street elevation of the rooftop extension.

Consultations & Notification Responses

Not applicable

Issues

The above described works are non-material. Please see original report for app. 123522/FO/2019 for details of the original scheme. A copy of the report for app. 123522/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

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) is required to include an increase in the extent of demolition to the rear of the building on Bow Lane and the South East elevation of the building and an associated increase in new brickwork, an increase in the number of mullions to windows of the new rooftop extension and to shopfront windows at ground floor level, an increase in number of transoms to glazing of the top floor of the Princess Street elevation of the rooftop extension. The additional demolition is required to enable safe and practical working zones. The overall external appearance of the building would not be materially affected by the change in extent of demolition and the final appearance would appear the same as per the approved development. The additional mullions and transoms would be very slim and would constitute a non-material change as they represent a slight increase to the approved number of transoms and mullions per window. This amendment is required due to the size of the approved openings and a need to reduce the size of the glass panes. It should be noted that this letter of consent does not supersede the decision notice attached to planning permission referenced 123522/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission referenced 123522/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 site location plan referenced AL(02)0001 Rev P01 received by the City Council as Local Planning authority on 7 May 2019

The following drawings referenced:

AL(05)0020 Rev P01
AL(05)0021 Rev P01
AL(05)0022 Rev P01
AL(05)0023 Rev P01
AL(05)0024 Rev P01
AL(05)0035 Rev P01

All received by the City Council as Local Planning authority on 7 May 2019

AL(05)0027 Rev P02
AL(05)0036 Rev P01
AL(05)0063 Rev P01

All received by the City Council as Local Planning authority on 7 June 2019

AL(05)0040 rev P02
PB8611-RHD-AS-SW-DR-R-0101 Rev -
PB8611-RHD-AS-SW-DR-R-0102 Rev -

All received by the City Council as Local Planning authority on 2 August 2019

AL(05)0100 Rev P01
AL(05)0101 Rev P01
AL(05)0102 Rev P01
AL(05)0103 Rev P01
AL(05)0104 Rev P01

All received by the City Council as Local Planning authority on 7 August 2019

AL(05)0112 Rev P01
Received by the City Council as Local Planning authority on 3 September 2019

AL(05)0028 Rev P02
AL(05)0029 Rev P02

Received by the City Council as Local Planning authority on 4 September 2019

AL(05)0007 Rev P02
AL(05)0030 Rev P03
AL(05)0031 Rev P03
AL(05)0032 Rev P04
AL(05)0033 Rev P03
AL(05)0060 Rev P03
AL(05)0061 Rev P02
AL(05)0062 Rev P04

Received by the City Council as Local Planning authority on 11 January 2021

The following documents:

The Design & Access Statement Rev P01 dated 4 April 2019 and prepared by Stephenson Studio
The Phase 1 Geo-Environmental Assessment March 2019 prepared by REC and referenced 1CO106385P1R0
The Air Quality Assessment dated March 2019 prepared by REC and referenced AQ106371
The Areas Schedule
The Bespoke BREEAM 2014 RFO/NC Pre-assessment Report dated 12 April 2019 prepared by Sustainably Built Ltd SBL Project No: SBL399
The Ecological Survey and Assessment April 2019 prepared by ERAP Ltd. and referenced 2018-349
The Crime Impact Statement dated 12 April 2019 prepared by GMP and referenced 2019/0252/CIS/01
The Daylight and Sunlight Assessment dated 12 April 2019 prepared by Michael Scanlan BSc (Hons) MRICS & Jerome Muir MSc MRICS and referenced [2269]MPS/JM - Final
The Economic Benefits & Regeneration Statement dated April 2019 prepared by Hatch Regeneris
The Supporting Planning Statement dated April 2019 prepared by Avison Young
The Structural Design Statement dated 12 April 2019 prepared by ROC Consulting referenced 3874 / DN / JS / SDS-P01,

The TV/FM & DAB Reception Survey Report dated 4 April 2019 prepared by SCS Technologies Ltd. Job NO: 154136
The Outline Mechanical and Electrical Services Report dated 10 April 2019 prepared by Martin Design Associates Ltd ref: 18112/-Rev B,
The Environmental Noise and Vibration Assessment Report dated 17 April 2019 prepared by Azymuth Acoustics UK ref: AA0138
The Flood Risk Assessment & Suds Statement Dated 12 April 2019 prepared by Stephenson Studio ref: P01,
The Heritage Statement: Significance & Impact April 2019 prepared by Stephen Levrant: Heritage Architecture.

received by the City Council as Local Planning authority on 7th May 2019.

The following documents

The Service Strategy Statement dated 6 June 2019 provided by Malmaison to Stephenson Studio ref PO1,
The Details of Local Employment dated 6 June 2019 provided by Malmaison to Stephenson Studio ref PO1,
The Waste Management Strategy dated May 2019 prepared by 1st Waste Management,
The Transport Statement dated 23 April 2019 prepared by Royal HaskoningDHV ref: PB8611-RHD-ZZ-XX-RP-R-0001
The Framework Travel Plan dated 24 April 2019 prepared by Royal HaskoningDHV ref: PB8611-RHD-ZZ-XX-RP-R-0002

received by the City Council as Local Planning authority on 7th June 2019.

The Waste Management Strategy 1 August 2019 by Stephenson Studio ref P02
The Design for Access 2 Section 1-26 report dated 6 June 2019 prepared by Leach Rhodes Walker Architects and Stephenson Studio ref: 7597_E3_190528_SJM

received by the City Council as Local Planning authority on 14 June 2019.

The Consultees Response Document prepared by Stephenson Studio and dated 2 August 2019 and the Objection Responses Document prepared by Stephenson Studio and dated 2 August 2019 both received by the City Council as Local Planning authority on 2 August 2019

The Sustainable Design Alternatives Rev A dated 7 August 2019 prepared by Martin Design Associates Ltd received by the City Council as Local Planning authority on 7 August 2019.

The Demolition Extents document prepared by ROC Consulting received by the City Council as Local Planning authority on 11 January 2021

The Supporting Statement for Increased Demolition Extents prepared by ROC Consulting received by the City Council as Local Planning authority on 11 January 2021

The emails from Drew Lowe of Stephenson Studio dated 29 May 2019 and 5 August 2019

The letters from Drew Lowe of Stephenson Studio Ltd. dated 3 May 2019 and 7 June 2019.

The email from Roger Stephenson of Stephenson Studio dated 10 September 2019.

The letter from Justin Risley of Stephenson Studio dated 17 December 2020 and received on 11 January 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan policies DC18.1 DC19.1, DC20 and DC26.1.

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 - Albert Square Conservation Area 1972

Area Team Boundary - Name: CITY1