

Application Number	Date of Appln	Committee Date	Ward
128603/LO/2020	26th Nov 2020		Ardwick Ward

Proposal LISTED BUILDING CONSENT for internal alterations to include replacement of existing internal double doors for leaf and a half doors, provision of passing place to existing corridor to allow for compliant wheelchair access and segregation of existing internal breakout space to provide separate means of escape

Location Wilmslow Park, Central Manchester Nhs Foundation Trust , Hathersage Road, Manchester, M13 0JR

Applicant Paul Darcy , Engie, C/o Agent

Agent James Carrick, Nicorna Architecture, Hyde Park House , Cartwright Street, Newton, Hyde, SK14 4EH

Description

The Site - This application relates to the Old School of Physio building that is located within the Central Manchester Hospitals site in between Oxford Road and Upper Brook Street in the City Centre. The building is located specifically off Nelson Street, is Grade II listed and houses a number of lecture theatres. It is believed that the building was constructed in the 1920s and was originally the old Outpatients Department of Manchester Royal Infirmary.

In 2018, Listed Building Consent (LBC) under application 120237 was granted that gave consent for internal alterations at the lecture theatres within the building. Generally the works were limited to general redecoration and upgrade of the lecture theatre seating, acoustic wall panelling replacement, carpet and vinyl flooring replacement, as well as new or upgrading to lighting, electrical wiring, AV, outlets and fire alarm systems.

The Proposal - Listed Building Consent is sought for internal alterations to include replacement of some existing internal double doors within the lecture theatre space for leaf and a half doors, provision of a passing place to the existing corridor to allow for compliant wheelchair access and segregation of the existing internal breakout space to provide a separate means of escape. These proposed works follow on from the granting of LBC under application 120237 for the upgrade and refurbishment of the lecture theatres. As part of these works there is a need to bring the building up to the standards required under the Equality Act 2010 and this requires some minor modifications to allow for wheelchair accessibility to the lecture theatres, hence the works now being applied for under the current application. The proposed works would involve the part removal of existing fabric in the corridor to create the new passing place. The works do not include any alterations externally to the building.

Consultations

Publicity - The application was advertised in the local press and on site as one affecting a listed building. No representations have been received as a result of this publicity.

Neighbours - Occupiers of properties surrounding the application site were notified of the proposal. No representations have been received.

Issues

The effect of the works on the internal character and appearance of the listed building - It is considered that the works are acceptable in terms of their impact on the listed building. It is acknowledged that a small section of wall would be lost to create the passing place, but the impact of these works would be less than substantial harm, and given the public benefits that would ensue from the proposal in terms of the upgrades to accessibility, the proposal is considered to be acceptable. The changing of the doors is also acceptable.

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

For the above reasons, the proposal is considered to be acceptable and consistent with policies SP1, EN3, CC9 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

Negotiations - Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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 the right to a fair hearing and to this end the Committee 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 approval of the application is proportionate to the wider benefits of approval 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Conditions to be attached to the decision

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:

Drawings

2344-ELC-ZZ-ZZ-DR-A-10001
2344-ELC-ZZ-ZZ-DR-A-10002
2344-ELC-ZZ-ZZ-DR-A-20001 Rev B

received by the Local Planning Authority on 16 November 2020

2344-ELC-ZZ-ZZ-DR-A-35001
2344-ELC-ZZ-ZZ-DR-A-22003
2344-ELC-ZZ-ZZ-DR-A-22002

received by the Local Planning Authority on 26 November 2020

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.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 128603/LO/2020 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Urban Design & Conservation

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer :	Carolyn Parry
Telephone number :	0161 234 4022
Email :	carolyn.parry@manchester.gov.uk

