

Application Number	Date of Appln	Committee Date	Ward
129259/NMC/2021	1st Feb 2021		Deansgate Ward

Proposal Application for a non-material amendment following a grant of planning permission under application 123289/FO/2019 to allow for repositioning of main entrance door on Mosley Street, removal of windows within south-west facing rooftop extension elevation and amendment to fourth floor terrace balustrade material from brick to metal

Location 53 - 55 Mosley Street, Manchester, M2 3HQ

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

Agent Mr David Gibson, Hawkins, 3C Tariff Street, Manchester, M1 2FF

Description

The applicant has applied for a non-material amendment following a grant of planning permission under application 123289/FO/2019 to allow for repositioning of the main entrance door on Mosley Street, the removal of the windows within the south-west facing rooftop extension elevation and an amendment to the fourth floor terrace balustrade material from brick to metal. The applicant as stated that since the extant consent was granted, design proposals have evolved to incorporate amendments that enhance the technical design and detailing of the building in addition to the usability of the building.

With regard to the door alterations, the shopfront at ground level would remain the same, but the door would move from the right to the left hand side of the shopfront.

With regard to the removal of the windows within the extension, the applicant has stated that this has been dictated by two main considerations that have been further developed post planning. Firstly, if the windows are to be retained then they would need to be high performance 60 minute fire rated glazing, which in addition to being extremely expensive would also visually contrast from the colour / hue / reflectance (due to the way they are manufactured and layered to achieve the higher performance characteristics) of the glazing being specified within the solid rainscreen and curtain walling facing Mosley Street and Back George Street. The philosophy of the new rooftop extension was to make this a monolithic, clean and elegant 'block' that sits on the existing brick warehouse. As well as the various interfaces, the consistency of the glazing (whether this is translucent glass or back sprayed glass on the rainscreen) is paramount to realising the design intent. Omitting the windows facing the Portico Library allows them to realistically achieve this key principle.

The second consideration was the detailing and interfacing between the window and rainscreen which would be noticeable externally through the requirement of additional flashings / build-ups where the two systems interface. This would again

disrupt the simple and repetitive expression they are seeking, which would help generate the monolithic expression proposed within the extant consent. Reverting to a full rainscreen along the Portico Elevation would provide consistent detailing and architectural language that would combine with the curtain walling at Mosley Street and Back George Street to create a clean and high quality new architectural addition to the building that retains all the intent suggested and included within the extant consent.

Regarding the change in the balustrade material, a metal balustrade is now proposed instead of the approved brick. The metal flat bar would be finished in the same brass colour as the window frames / curtain wall to provide continuity across the whole development. The applicant has stated that trying to find a matching brick to the existing Mosley Street brick will be challenging. As such they are concerned about the use of brickwork to extend the elevation as it has the potential to create an uncomfortable transition between the existing and new brick. Having a metal balustrade would overcome this problem, but also has other advantages such as improved views to the rooftop extension from ground / street level, improved views from the fourth floor / fourth floor terrace and improved quality of natural light to the fourth floor internal space.

Consultations

None

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

Conditions to be attached to the decision

1) Following an assessment of the details submitted, I can confirm 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.

2) For the avoidance of doubt, the condition below replaces the previous condition 2 on approved planning application 123289/FO/2019:

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

Drawings

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-06-DR-A-20-3107 Rev P1
MST-HBA-YY-ZZ-DR-A-21-3001 Rev P1
MST-HBA-YY-ZZ-DR-A-21-3005
MST-HBA-YY-ZZ-DR-A-20-3201 Rev P1

all received by the Local Planning Authority on 9 April 2019

MST-HBA-YY-00-DR-A-20-3101 Rev P1.2
MST-HBA-YY-04-DR-A-20-3105 Rev P1.2
MST-HBA-YY-05-DR-A-20-3106 Rev P1.2
MST-HBA-YY-ZZ-DR-A-21-3000 Rev P1.2
MST-HBA-YY-ZZ-DR-A-21-3002 Rev P1.2
MST-HBA-YY-ZZ-DR-A-21-3004 Rev P1.2
MST-HBA-YY-ZZ-DR-A-21-3006 Rev P1.2
MST-HBA-YY-ZZ-DR-A-20-3200 Rev P1.2

all received by the Local Planning Authority on 1 February 2021

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.

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: 129259/NMC/2021 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:

Representations were received from the following third parties:

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