MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	124510/LO/2019
Date registered valid:	29 July 2020
Proposal:	LISTED BUILDING CONSENT - for minor internal alterations associated with fit out works.
Address:	Ground Floor , 44 George Street, Manchester, M1 4HF
Ward(s):	Deansgate Ward
Applicant:	Mr Xiang Xue 52 Blackburn Street, Salford, M3 6AS
Agent (if any):	Ms Amie Tsang Davis Blank Furniss Church House, Deansgate, Manchester, M3 2QJ
Case officer:	Rebecca Hadfield Tel: 0161 234 4071 Email: rebecca.hadfield@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	1 October 2020

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 31 July 2020 Expired: 21 August 2020

Site notice
Posted: 6 August 2020 Expired: 27 August 2020

Press advert
Published: 11 August 2020 Expired: 1 September 2020

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:

Description of area

The proposal concerns the upper ground floor level of 44 George Street, which is a Grade II Listed Building and is located within the George Street Conservation Area.

The building is part of a group of four Grade II Listed buildings (44, 46 and 48 George Street and 10 Charlotte Street) listed as 10 Charlotte Street and there are other Grade II Listed Buildings on the opposite side of the road at 12 Charlotte Street and 17 George Street.

The property has a rectangular plan form with frontages to George Street and Back George Street. The building is a former warehouse building that along with the other three buildings were intentionally designed as a single built form with a coordinated elevation design, but to be occupied by different businesses.

Surrounding uses are varied and include drinking establishments, restaurants and retail outlets.

Description of development

Listed building consent is sought for minor internal alterations associated with fit-out works.

The following works are proposed:
- The removal of a non-original partition wall.

- The painting of the original cast iron columns with intumescent paint.
- The replacement of 1no. non-original internal door.

An associated Planning Application has been submitted (124509/FU/2019)

Consultations & Notification Responses

Publicity - the application was advertised in the local press, and a notice displayed on site. - No representations have been received.

Neighbours - No representations have been received.

Issues

The proposed use and amenity - The principle of the tea room in this location is acceptable as it would complement other nearby food and drink uses within the China Town Area of the City. It is not considered that the new use would cause any dis-amenity to surrounding building occupiers. The proposed waste management arrangements, proposed hours of use, and servicing and delivery hours for the new use have been conditioned and are acceptable. No externally mounted equipment is proposed as part of the application.

Visual amenity and the impact of the works on the listed building - The proposal would not adversely affect the appearance of the listed building or visual amenity within the area. No external works or alterations are proposed. The internal works proposed are considered to be minor alterations to non-original fabric associated with minimal fit out works.

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 EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC19.1 and DC26 of the Unitary Development Plan.

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 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.

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:

-D-A Architecture -Heritage, Design and Access Statement, stamped as received by the Local Planning Authority on 14 July 2020.
-D-A Architecture - Access Statement, stamped as received by the Local Planning Authority on 14 July 2020.
-D-A Architecture - Delivery Access Statement, stamped as received by the Local Planning Authority on 14 July 2020.
-D-A Architecture - Waste Management Statement, stamped as received by the Local Planning Authority on 14 July 2020.
-The Waste Management Pro-forma, stamped as received by the Local Planning Authority on 14 July 2020.
-Drawing numbered 09-01 (Site Location Plan), stamped as received by the Local Planning Authority on 14 July 2020.
-Drawing numbered 09-02, stamped as received by the Local Planning Authority on 14 July 2020.
-Drawing numbered 09-03, stamped as received by the Local Planning Authority on 14 July 2020.
-Drawing numbered 09-04, stamped as received by the Local Planning Authority on 14 July 2020.
-Drawing numbered 09-05, stamped as received by the Local Planning Authority on 14 July 2020.
-Drawing numbered 09-06, stamped as received by the Local Planning Authority on 14 July 2020.
-the D A Architecture email dated 19 August 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.

Appendix 1 – List of consultees & neighbours notified

Unit 2, George House, 48 George Street, Manchester, M1 4HF
Unit 1, George House, 48 George Street, Manchester, M1 4HF
Third Floor, 46 - 46A George Street, Manchester, M1 4HF
Second Floor, 46 - 46A George Street, Manchester, M1 4HF
48A George Street, Manchester, M1 4HF
First Floor, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
First Floor, 46 - 46A George Street, Manchester, M1 4HF
Basement, 46 - 46A George Street, Manchester, M1 4HF
46 - 46A George Street, Manchester, M1 4HF
44 George Street, Manchester, M1 4HF
Ground Floor Rear, 46 - 46A George Street, Manchester, M1 4HF
Ground Floor Front, 46 - 46A George Street, Manchester, M1 4HF
Second Floor Left, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Ground Floor Right And First Floor, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Ground Floor Left, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Second Floor, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Ground Floor, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Fourth Floor, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Third Floor, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Basement, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL

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