

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127044/LO/2020

Date registered valid: 2 June 2020

Proposal: Installation of internal secondary glazing to 3no. windows to improve thermal and acoustic insulation.

Address: 58 Granby House , 61 Granby Row, Manchester, M1 7AR

Ward(s): Piccadilly Ward

Applicant: Adrien Querbes 58 Granby House , 61 Granby Row, Manchester, M1 7AR

Agent (if any):

Case officer: Christopher Smith
Tel: 0161 234 4529
Email: christopher.smith@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 July 2020

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 12 June 2020

Standard consultations:

Printed: 5 June 2020 Expired: 26 June 2020

Neighbour notifications

Printed: 5 June 2020 Expired: 26 June 2020

Site notice

Posted: 12 June 2020 Expired: 3 July 2020

Press advert

Published: 9 June 2020 Expired: 30 June 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

The proposal site is an apartment within Granby Row a Grade II listed building dating from 1911, which was originally a shopping or packing warehouse by Goldsmith and Son. The existing building is of a rectangular plan, six storeys with basement and attic. The exterior is brick with dressing white stone with 8 narrow bats, with weathered stone plinth, very emphatic 3rd floor of the 4 centre bays and 2nd floor of the 2 bays on each side, finishing with moulded segmental heads in bands of white stone, and all the windows within them with moulded segmental heads; the upper floors of the outer bays rise into gables which have canted stone oriels tiered up to 4th floor level, lunettes and various forms of Art Nouveau decoration above. Top 2 floors simpler, with square windows; cornice with dentils in each bay; low attic of white stone. Central double entrance with modillioned cornice and entablature with swags at each side, 8-panelled divided doors and internal steps. Eight-bay return walls similar, but with segmental-arched basement windows. Rear and interior not inspected.

Description of area

The proposal site is situated within the designated Whitworth Street Conservation Area (1985), and located in Manchester City Centre near an area known as the Gay Village. Surrounding uses are varied including, residential apartments, offices, drinking establishments, night clubs, restaurants and hot food take aways.

Description of development

The purpose of the secondary glazing is to improve the energy efficiency and sound insulation of the existing window openings.

The proposals follow the design and methods of a similar proposal previously approved in 2016 (Ref. 112444/LO/2016/C2).

Consultations & Notification Responses

Publicity - A total of 61 neighbour notification letters were sent to adjacent properties and a site notice and local press advert were produced. At the time of writing this report no representations have been received due to this publicity.

Issues

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main policies that relate to the proposal are Section 16 (Conserving and enhancing the Historic Environment) of the revised National Planning Policy Framework (NPPF) (2019), and Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

The revised NPPF (2019) Section 16 (Conserving and enhancing the Historic Environment) paragraph 193 highlights that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 196 of the revised NPPF (2019) highlights 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.

Core Strategy policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified. Developers must recognise the specific design challenges that must be overcome to ensure complementary of function and form.

Core Strategy policy EN 3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Core Strategy policy SP1 (Spatial Principles) states that development in all parts of the city should protect and enhance the built and natural environment.

Core Strategy policy DM 1 (Development Management) states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; impact on surrounding areas in terms of the design, scale and appearance of the proposed development; development should have regard to the character of the surrounding area; and effects on amenity.

Saved UDP policy DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

Saved UDP policy 19.1 (Listed Buildings) states that 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 settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek

to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Legislation

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Assessment of significance and impact on the heritage asset

Given the nature and scale of the works, which is merely to create secondary glazing on 3 window bays internally, the proposals are not considered to have any significant impact on the significance of the building. It is noted that in 2016 similar proposals were previously approved.

The benefits of the proposals would principally come from improved sound insulation and energy efficiency to any occupier.

The secondary glazing would be of a lightweight frame, fixed directly onto the fabric around the existing windows. This intervention would cause limited harm by virtue of the physical fixings, however these would be limited. The specifications of the secondary glazing has been submitted and the framing and design is considered as appropriate and would not significantly interfere with the ability to appreciate the original timber windows, nor would it have any impact on the appreciation of the building when viewed from its exterior. The intervention is entirely reversible in the future.

Conclusion

Taking into account the above the proposal is considered to be entirely acceptable and a reasonable alteration to the asset, which would assist in ensuring the continued use of the asset in the future while modifying the building to better meet the issues of today (climate emergency). On balance the proposals are considered to be entirely consistent with the legislation and policies identified previously in this report.

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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:

Site Location Plan, stamped as received by the City Council as Local Planning Authority on 02 June 2020.

Proposed drawing, stamped as received by the City Council as Local Planning Authority on 02 June 2020.

Design and Access Statement, stamped as received by the City Council as Local Planning Authority on 02 June 2020.

Specifications (Ref CV54551-6, Date 14/05/2020), stamped as received by the City Council as Local Planning Authority on 02 June 2020.

Photographs, stamped as received by the City Council as Local Planning Authority on 02 July 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

11 Granby House, 61 Granby Row, Manchester, M1 7AR
7 Granby House, 61 Granby Row, Manchester, M1 7AR
6 Granby House, 61 Granby Row, Manchester, M1 7AR
5 Granby House, 61 Granby Row, Manchester, M1 7AR
4 Granby House, 61 Granby Row, Manchester, M1 7AR
3 Granby House, 61 Granby Row, Manchester, M1 7AR
2 Granby House, 61 Granby Row, Manchester, M1 7AR
1 Granby House, 61 Granby Row, Manchester, M1 7AR
64 Granby House, 61 Granby Row, Manchester, M1 7AR
61 Granby House, 61 Granby Row, Manchester, M1 7AR
55 Granby House, 61 Granby Row, Manchester, M1 7AR
52 Granby House, 61 Granby Row, Manchester, M1 7AR
48 Granby House, 61 Granby Row, Manchester, M1 7AR
46 Granby House, 61 Granby Row, Manchester, M1 7AR
43 Granby House, 61 Granby Row, Manchester, M1 7AR
39 Granby House, 61 Granby Row, Manchester, M1 7AR
37 Granby House, 61 Granby Row, Manchester, M1 7AR
34 Granby House, 61 Granby Row, Manchester, M1 7AR
31 Granby House, 61 Granby Row, Manchester, M1 7AR
27 Granby House, 61 Granby Row, Manchester, M1 7AR
25 Granby House, 61 Granby Row, Manchester, M1 7AR
22 Granby House, 61 Granby Row, Manchester, M1 7AR
18 Granby House, 61 Granby Row, Manchester, M1 7AR
16 Granby House, 61 Granby Row, Manchester, M1 7AR
13 Granby House, 61 Granby Row, Manchester, M1 7AR
8 Granby House, 61 Granby Row, Manchester, M1 7AR
69 Granby House, 61 Granby Row, Manchester, M1 7AR
68 Granby House, 61 Granby Row, Manchester, M1 7AR
67 Granby House, 61 Granby Row, Manchester, M1 7AR
66 Granby House, 61 Granby Row, Manchester, M1 7AR
65 Granby House, 61 Granby Row, Manchester, M1 7AR
63 Granby House, 61 Granby Row, Manchester, M1 7AR
62 Granby House, 61 Granby Row, Manchester, M1 7AR
59 Granby House, 61 Granby Row, Manchester, M1 7AR
57 Granby House, 61 Granby Row, Manchester, M1 7AR
56 Granby House, 61 Granby Row, Manchester, M1 7AR
54 Granby House, 61 Granby Row, Manchester, M1 7AR
53 Granby House, 61 Granby Row, Manchester, M1 7AR
51 Granby House, 61 Granby Row, Manchester, M1 7AR
49 Granby House, 61 Granby Row, Manchester, M1 7AR
47 Granby House, 61 Granby Row, Manchester, M1 7AR
45 Granby House, 61 Granby Row, Manchester, M1 7AR
44 Granby House, 61 Granby Row, Manchester, M1 7AR
42 Granby House, 61 Granby Row, Manchester, M1 7AR
41 Granby House, 61 Granby Row, Manchester, M1 7AR
38 Granby House, 61 Granby Row, Manchester, M1 7AR
36 Granby House, 61 Granby Row, Manchester, M1 7AR
35 Granby House, 61 Granby Row, Manchester, M1 7AR
33 Granby House, 61 Granby Row, Manchester, M1 7AR
32 Granby House, 61 Granby Row, Manchester, M1 7AR

29 Granby House, 61 Granby Row, Manchester, M1 7AR
28 Granby House, 61 Granby Row, Manchester, M1 7AR
26 Granby House, 61 Granby Row, Manchester, M1 7AR
24 Granby House, 61 Granby Row, Manchester, M1 7AR
23 Granby House, 61 Granby Row, Manchester, M1 7AR
21 Granby House, 61 Granby Row, Manchester, M1 7AR
19 Granby House, 61 Granby Row, Manchester, M1 7AR
17 Granby House, 61 Granby Row, Manchester, M1 7AR
15 Granby House, 61 Granby Row, Manchester, M1 7AR
14 Granby House, 61 Granby Row, Manchester, M1 7AR
12 Granby House, 61 Granby Row, Manchester, M1 7AR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Whitworth Street Conservation Area 1985

Area Team Boundary - Name: CITY2