

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126367/LO/2020

Date registered valid: 3 April 2020

Proposal: LISTED BUILDING CONSENT for works to 1st floor comprising installation of demountable partitioning along with minor Mechanical and Electrical alterations and other associated works

Address: Northern Assurance Building, 9 - 21 Princess Street, Manchester, M2 4DN

Ward(s): Deansgate Ward

Applicant: Mr Joesph Weilding OBI Property Mosley Street, Manchester, M2 3FX

Agent (if any): Mr Joesph Weilding OBI Property Limited 80 Mosley Street, Manchester, M2 3FX

Case officer: Joe Hobbs
Tel: 0161 600 8772
Email: j.hobbs@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 May 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: 16 April 2020 Expired: 7 May 2020

Site notice

Posted: 17 April 2020 Expired: 8 May 2020

Press advert

Published: 21 April 2020 Expired: 12 May 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Albert Square Conservation Area 1972

Tree Preservation Order:

Description of area

The Northern Assurance Building is a grade II listed building designed by Waddington and Dunkerley completed in 1902. The Building is situated in Manchester City centre within the Albert Square Conservation Area (designated in 1972).

Listed Building Consent is sought for the internal remodelling and fit-out of the first floor office suite. Works would comprise:

- removing the modern secondary suite entrance door and replacing with a solid partition;
- the addition of internal glazed partitions to create internal meeting rooms
- creation of a kitchen area, including vinyl flooring for use by the tenant

Description of development

The first floor office suite is currently vacant and has been unoccupied since the extensive refurbishments undertaken by the landlord in 2016/17. The aim with the proposed office fit-out design for the 1st floor is to bring this floor into occupation and equipped with facilities suitable for an innovative tech-based business.

Consultations & Notification Responses

Publicity was made regarding the application in the form of a site notice, and an advert in the local press. Neighbours were also notified of the proposals through letters.

No representations were received.

Issues

The issue to consider with regards the proposals is impact on the character of the Listed Building:

The building was subject to a significant internal refurbishment in 2016. These proposed works are considered to enable the 1st floor office suite to have the correct facilities to allow occupation of the unit. The proposed removal of the modern secondary access to the first floor suite from the lift lobby, and replacement with a solid wall partition is considered acceptable as it involves the removal of a modern insertion. This secondary access is a modern installation and was introduced during the recent refurbishment works completed in 2017. The work would be finished to replicate the existing adjacent finishes. This intervention is required to ensure that the WC provision located within the 1st floor suite is only accessible to the occupants.

The proposal also includes for the installation of partitions. Whilst this is sometimes resisted in listed buildings, it is recognised that the partitioning is minimal, and confined to corner areas of the room so do not impose a much on the volume of the room. The partitions would also be glazed, allowing for an understanding of the original volume of the room. Furthermore, This historic building brochure indicates how the original floor plan had been designed with the some subdivision intended subdivided, so it is not a feature incongruous in the original building design.

The proposed tea-point area to be formed for use within the 1st floor office suite is located in such an area to facilitate easy access to existing electrical, water supply and drainage services without disruption. The style and finish of the kitchen units and timber effect vinyl plank flooring would be in-keeping with the heritage style of the space and would not alter the plan form of the 1st floor.

The proposed works to the interior are limited in scale and nature and would be considered to cause minimal harm to the character of the listed building. The level of harm would be less than substantial, and would be outweighed by the benefits of bring an active use into a part of the building that has been vacant for 3-4 years.

Given the above the proposal is considered acceptable and in accordance with the following key policies: Section 16 of the National Planning Policy Framework (NPPF), Manchester Core Strategy Policies SP1 (Spatial principles), DM1 (Development management), CC9 (Design and Heritage), and EN3 (Design and Heritage) of the Core Strategy and saved policies DC18.1 and DC19.1 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 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

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

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:

Typical details 36_001

Site Boundary SB_000

Location Plan LP_000

Design and Access Statement

Proposed GA First Floor Plan 00_101

stamped as received by Manchester City Council as Local Planning Authority 28th February 2020

Heritage Statement

received by email 3rd April 2020

Glazed Partition Details 36001

Kitchen Details 3600 Rev B

received by email 28th May 2020

Email from Joe Weilding 29th May 2020 confirming fixing details for kitchen

Standard Kitchen Fixing Details sheet

received via email 29th May 2020

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy.

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- Location of the proposed fridge unit

The works shall then be carried out fully and only in accordance with the approved details.

Reason - To ensure that the location of the fridge unit does not unduly harm the character of the listed building and is acceptable to the City Council as local planning authority in the interests of the character of the listed building within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Ground Floor And First Floor, 3 - 5 Princess Street, Manchester, M2 4DN
1 Princess Street, Manchester, M2 4DF
Ground Floor, 7 Princess Street, Manchester, M2 4DF
Fourth Floor, 1 Princess Street, Manchester, M2 4DD
Second Floor Offices, 1 Princess Street, Manchester, M2 4DF
Third Floor Office, 1 Princess Street, Manchester, M2 4DF
First Floor Offices, 9 Princess Street, Manchester, M2 4DN
First Floor, 1 Princess Street, Manchester, M2 4DF
Sixth Floor, 9 Princess Street, Manchester, M2 4DN
Fourth Floor, 9 Princess Street, Manchester, M2 4DN
Third Floor, 9 Princess Street, Manchester, M2 4DN
Basement, 3 - 5 Princess Street, Manchester, M2 4DF
7 Princess Street, Manchester, M2 4DN
3 - 5 Princess Street, Manchester, M2 4DN
Basement, 9 Princess Street, Manchester, M2 4DN
Fifth Floor, 9 Princess Street, Manchester, M2 4DN
8 - 10 Clarence Street, Manchester, M2 4DW
9 Princess Street, Manchester, M2 4DN
Second Floor, 9 Princess Street, Manchester, M2 4DN

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