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Our Ref: 17308/MS/ta
Your Ref: PP-07240096 and PP-07240249
Email: mshearman@firstplan.co.uk
Date: 23 August 2018

Ms Angela Leckie,
Planning Department
Manchester City Council
Manchester
M60 2LA

Dear Angela,

PLANNING, LISTED BUILDING CONSENT AND ADVERTISEMENT CONSENT APPLICATIONS GARAGE AT MANCHESTER HALL, 36 BRIDGE STREET, MANCHESTER, M3 3BT

We have been instructed by our client, Honest Burgers Ltd, to submit the enclosed applications (submitted online via Planning Portal) for planning, advertisement consent and listed building consent for the installation of awning and associated advertisement in association with the fitout of the existing terrace at the approved restaurant at the above address.

According with national and local validation requirements the application comprises of the following documents:

- Completed Full Planning and Listed Building Consent Application Form (submitted online via Planning Portal ref: PP-07240096);
- Completed Advertisement Consent Application Form (submitted online via Planning Portal ref: PP-07240249);
- Site Location and Block Plan;
- Existing First Floor Plan (drawing no. 058-PLN-03);
- Existing First Floor Elevation (drawing no. 058-PLN-09);
- Proposed First Floor Plan (drawing no. 058-PLN-06E);
- Proposed First Floor Elevation (drawing no. 058-PLN-08E); and
- Heritage, Design and Access Statement (included in this letter).

The requisite fee of £366 has been paid via planning portal.

Site Description

The application site forms part of a Grade II listed building and former Freemasons' Hall, known as 'Manchester Hall'. The site lies within the Deansgate/Peter Street Conservation Area. The adjacent Freemasons Hall was regarded as one of the most ambitious Freemasons' halls in north-western England.

The application site itself is a former garage attached to the Freemasons building; the garage was built sometime after the Masonic Temple. Planning permission and listed building consent was granted in 2015 for the change of use from garage to restaurant, and further permissions were granted in relation to Honest Burgers fitout of the approved restaurant; this is further set out below.

The site lies within Manchester city centre. This is reflected in the commercial character of the surrounding area with a mix of restaurants, bars, shops and offices nearby.

Planning History

The Freemasons Hall has an extensive planning history available online, the applications of most relevance to the application site are set out below:

- Planning permission was granted in December 2015 for "*change of use of existing ancillary car garage of Freemason's Hall Bridge Street to class A3 (Restaurant and Cafe) Use and associated external alterations including installation of new shop front and erection of external flue*" (ref: 109313/FO/2015/C1);
- Additionally, listed building consent was granted for "*internal and external works associated with a change of use of existing ancillary car garage of Freemason's Hall Bridge Street to class A3 (Restaurant and Cafe) Use including installation of new shop front and erection of external flue"* (ref: 109314/LO/2015/C1).

Further applications in relation to Honest Burgers fitout of the approved restaurant are set out below:

- Planning, listed building consent and advertisement consent was granted in August 2018 for external and internal alterations and associated advertisement (1 x fascia sign, 1 x projecting sign and 1 x menuboard) in association with the fitout of the approved restaurant (refs: 120235/LO/2018, 120234/FO/2018 and 120236/AO/2018);
- Permission was granted in August 2018 for the discharge of condition 5 (Fumes), 6 (Refuse) attached to application ref: 118583/JO/2017 (ref: CDN/18/0403); and
- Permission was granted in August 2018 for discharge of condition 3 and 7 attached to application ref: 118583 and 109314 respectively (ref: CDN/18/0404).

Application Proposals

The application proposal seeks the installation of an awning to the existing external terrace area. This is detailed on the drawings (prepared by Article) submitted in support of the application.

The proposed awning will provide a welcoming external seating area to the front of the existing terrace. The proposed awning comprises of 1 no. white awning. The awning will project 2.482m into the existing terrace area and across the entire length of the existing first floor.

Additionally, the application includes advertisement consent for 1 no. Honest Burgers logo to the front of the awning, the font will be in green to match the typical Honest Burgers logo.

Planning Policy

The Manchester Local Plan comprises of the Core Strategy (2012), Proposals Map (2012), Extant Unitary Development Plan (UDP) (1995 saved 2012), Greater Manchester Joint Waste DPD (2012) and Greater Manchester Joint Minerals DPD (2013). The National Planning Policy Framework (NPPF) (2012) and other SPGs are also of relevance to the application.

a) National Planning Policy Framework(NPPF) (adopted 2012)

The revised NPPF was published by the government in July 2018. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.

Chapter 16 of the NPPF relates to 'conserving and enhancing the historic environment'. In determining applications affecting heritage assets, paragraph 189 notes that Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance

and no more than is sufficient to understand the potential impact on their significance. Paragraph 192 also sets out that Local Planning Authorities should take account of:

- ***"the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- ***the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- ***the desirability of new development making a positive contribution to local character and distinctiveness."***

Paragraph 194 outlines that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 196 sets out that where a proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In terms of conservation areas, paragraph 200 sets out that proposals that preserve those elements of the setting of a conservation area that make a positive contribution, or which better reveal its significance, should be treated favourably. Paragraph 201 confirms that not all elements of a conservation area will necessarily contribute to its significance.

b) Manchester Local Plan

The Proposals Map indicates that the site is not subject to any special designation, however it is adjacent to the city centre and lies within Manchester regional centre. It is also within the Deansgate/ Peter Street Conservation Area and forms part of a Grade II listed building along with the adjacent Former Freemasons Hall.

i. Core Strategy (adopted 2012)

Policy SP1 confirms that the regional centre is the focus for economic and commercial development, retail, leisure and cultural activity.

Policy EC1 seeks to support the City's economic growth. Similarly, **Policy EC3** confirms that commercial development will be encouraged in the regional centre.

Policy CC9 relates to design and heritage. Development should preserve or enhance the heritage assets and ensure complementarity of function and form.

Policy C10 requires leisure and evening economy developments to:

- not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance; and
- support both the day-time and evening/night-time economies.

Policy EN1 sets out that all development in Manchester should have regard to the strategic character area in which the development is located. This policy requires development within the city centre to consider the City's heritage and enhance the existing street scene.

Policy EN3 includes the policies for heritage assets. Development should preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

ii. Extant UDP (adopted 1995, saved 2012)

Policy DC10.1 mirrors policy C10. Food and drink uses should not have an impact on the surrounding amenities.

Policy DC18.1 relates to conservation areas. Development should pay regard to the existing character of the conservation area and seek preserve or enhance the setting.

Policy DC19.1 sets out that development to listed buildings should not have an adverse impact on the special architectural or historic interest in the building.

Planning and Heritage Statement

The planning issues arising from the application proposals are the impact on the heritage assets, the impact on the surrounding amenities and any design considerations. These matters are discussed further below.

The application site lies within the Deansgate/Peter Street Conservation Area and forms part of a Grade II listed building. Accordingly, these form the relevant heritage assets for consideration.

The Historic England Listing (List entry Number: 1197809), makes little reference to the application site, the listing describes the site as:

> ***"Single-storey extension at right-hand end, with round-headed archway."***

The Heritage Statement (prepared by The Architectural History Practise Ltd) submitted in support of the previous applications (ref: 109313/FO/2015/C1 and 109314/LO/2015/C1) includes a full report of the significance of the application site. The Statement outlines that the Freemasons Hall was built in 1929 and the garage sometime after that in the 1940s. It confirms that the garage is considered to be of a lower significance than the Freemasons Hall due to its purpose-built, ancillary function.

It is also noted that both the interior and exterior of the garage have already been subject to alteration in recent years.

The Deansgate/Peter Street Conservation Area lies within the city centre of Manchester, and adjoins a number of areas covering most of the Victorian City Centre. The significance of the Conservation Area is set out on Manchester City Council's website. The Conservation Area is described as "*mostly flat, although with a gentle slope down Peter Street in a westerly direction towards the river. Building heights vary from fourteen-storey office developments such as Sunlight House on Quay Street, to the three-storey shops on Bridge Street and the properties backing on to them in Wood Street. Generally, streets in the area are totally built up, presenting a complete street-wall frontage even though occasionally some buildings are set back behind the building line. At road junctions, buildings have traditionally 'held' the corner by some form of architectural emphasis. The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple*".

Various prominent buildings within the Conservation Area are mentioned, including the Masonic Temple on Bridge Street. No specific mention of the ancillary garage is given.

The application proposal simply seeks the installation of a canopy to the existing first floor façade; the proposals have been designed to a high standard to ensure no adverse impact on the surrounding amenities or indeed the listed building and conservation area setting. The final scheme has been discussed with MCC officers to ensure that the proposal is considered a sympathetic yet attractive on the addition to the building. The current external terrace is underutilised due to its exposed nature.

The restaurant is located within a retail area in the City Centre. Therefore, it is considered that the proposals, are appropriate for this location. The terrace is currently under-used due to its exposed position, but would, if more inviting, offer a great external amenity area for al-fresco dining, and drinking which would enhance the streetscene and make best use of this external space.

With regard to the advert, it is considered that the proposed sign will have no adverse impact on the significance of the building or the Conservation Area. The proposed signage is considered to be modest in scale and amount, relating well to the application site, adjacent building and wider streetscene.

The proposed advertisement complements the approved shopfront and surrounding area and have been designed to a high standard which reflects the Honest Burger's branding yet does not clutter the shopfront or wider host building.

Regard has been paid to the proposed colour scheme to ensure that the canopy remains subservient when considered in the context of the wider building and streetscene. Furthermore, no illumination is proposed

Accordingly, enhancing the existing space, to improve the customer experience, will not to result in any significant or material impacts to the amenities of the adjacent properties, the listed building or indeed the wider conservation area setting.

Design and Access Statement

a) Use

The unit is an approved restaurant (use class A3) and works to implement this consent have already taken place. The application simply seeks alterations to the existing external terrace at the site.

b) Scale and Amount

It is considered that the application proposal is limited in scale and amount. It will not increase the overall size of the building, but will simply provide an addition to the existing set back terrace at the site.

c) Layout and Appearance

The application has been designed to ensure minimal impact on the surrounding heritage assets which is reflected in the proposed material of a simple and sympathetic canopy. Due to the lightweight nature of the awning and the set back positioning of the terrace from the street, the canopy will have limited visible from the street and application site.

Additionally, the proposal has been designed as one solid canopy this creates a minimal and unified appearance yet remains limited in structure and prominence when viewed in the context of the host building and adjacent Manchester Hall.

d) Access

Access to the terrace will remain as existing.

Conclusions

Overall, it is considered that the application proposal which seeks the installation of a canopy to the existing first floor terrace will create a welcoming and useable space. The proposal will aid in enhancing the streetscene and forms a sympathetic addition to the host listed building and wider conservation area setting. The proposed signage to the canopy is small and constrained in nature and will not harm the significance of the building.

I trust that the above information is sufficient to validate the application, and I look forward to confirmation of this shortly. In the meantime, if there is anything further required please do not hesitate to contact me.

Yours sincerely,



MARK SHEARMAN
Director

Enc.