SUPPORTING PLANNING STATEMENT

December 2017

21 ST JOHN STREET
MANCHESTER

On Behalf of

ZERUM

zerum
smart thinking.

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared on behalf of the Applicant, Zerum. The application seeks Planning Permission and Listed Building Consent for the change the use of 21 St John Street from solicitors offices to a single residential dwelling, including internal works, creation of a double height extension, external terraces (ground and first floor), refurbished/new external windows and doors, parking and gates, with extended boundary walls to the rear of the property.

1.2 The application site comprises a three storey Grade II Listed Building which was originally built as a residential dwelling. The property is currently used as solicitors offices and the applicant now wishes to revert the property back to a single family dwelling.

1.3 In summary, the application involves a sensitive, high quality refurbishment of the existing property with minimal external and internal alterations. The property itself has off street parking to the rear, which will be retained and modified.

1.4 This Statement describes the proposals in further detail and examines the planning issues which they raise. It should be read in conjunction with the Design and Access Statement prepared by JM Architects and the Heritage Statement prepared by Heritage Architecture.

1.5 The general approach to, and content of, this application has been discussed with Senior Planning Officers of Manchester City Council prior to the submission of the application. These discussions have been very positive and helpful. The Officers have influenced the evolution of the scheme into its final form.

1.6 Our pre-application dialogue has enabled us to settle the list of documents which accompany this application. These include:

- Design & Access Statement, prepared by JM Architects;
- Planning Statement, prepared by Zerum;
- Heritage Statement, prepared by Heritage Architecture;
- Noise Impact Assessment, prepared by PDA; and
- Waste Management Strategy, prepared by JM Architects.

1.7 The application is supported by a full set of plans and drawings which include

layouts and elevations prepared by the scheme architects, JM Architects.

1.8 The remainder of this statement:

- Provides context and describes the site, and its surroundings along with a summary of any relevant planning history;
- Outlines the development proposals;
- Assesses the proposals against the Development Plan framework and relevant national policy guidance;
- Provides a more detailed analysis of the main planning considerations; and
- Concludes by summarising the main points raised in this document.

2.0 DEVELOPMENT CONTEXT

BACKGROUND

2.1 Currently the property is in use as a solicitors' office, however, its internal layout is not conducive to modern day office accommodation and so the current tenants are relocating to more suitable premises. The character of the property and the availability of the current space has changed over the years and the property is not currently used to its full capacity. In addition, the level of revenue received from the type of occupier that is attracted to this type of property for commercial use, makes it very difficult to invest in the fabric of the building. The Applicant therefore is proposing to return the property back to use as a single residential dwelling.

THE APPLICATION SITE

2.2 The application site is situated on the South side of St John Street which is located off Deansgate, one of the principle routes into Manchester City Centre. Appendix 1 provides a Site Location Plan. St John Street is the only surviving Georgian terraced street in central Manchester, and forms the heart of the St John Conservation Area which was designated on 41 November 1970.

2.3 The property comprises three storeys above a basement. The rear of the property is a 1980's extension and differs in quality of brickwork and internal floor levels. There are a number of existing windows which have been replaced uPVC and non-Georgian style timber windows over the years.

2.4 There is existing car parking to No. 21 which is accessed from the rear of the property, off Camp Street s.

2.5 A detailed description of the property is provided in the accompanying Design and Access Statement prepared by JM Architects and the Heritage Statement which has been undertaken by Heritage Architecture.

CHARACTER OF SURROUNDING AREA

2.6 St John Street runs from Deansgate to Byrom Street. At the west end of the street is a formal garden known as St Johns Gardens. The surrounding area comprises a mix

of uses including commercial offices, barrister's chambers and residential apartments.

2.7 St John Street has changed in only minor ways since being built. Generally, owners have ensured that regular maintenance has preserved the quality of the street. In 1963 a facelift, partially funded by the City Council, was carried out which involved replacement of features such as windows and nameplates. Painting of the timberwork also helped re-establish a consistency throughout the street.

2.8 St John Street, although in the city centre, remains a quiet street considering the proximity of heavy traffic on Deansgate. The character of the area is well established by the architectural form of the buildings and by their relationship with each other. It is important that the character is maintained and reinforced rather than destroyed by unsympathetic developments whether to existing buildings or proposals for new buildings.

HERITAGE DESIGNATIONS

2.9 21-25 St John Street is a row of 3 town houses, which were designated in February 1952 and are now used as offices. The listing confirms the following details:

'Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, each house single-fronted, with various back extensions. Three storeys over cellars, 6-bays, with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, each house 2 bays. The doorways are round-headed, and have set-in doorcases with slender engaged Ionic columns and Greek-key friezes, and semi-circular fanlights; the windows are 4-pane sashes (except those at 2nd floor which are 6-pane sashes with shallow upper leaves), those at 1st floor with shallow panelled aprons and otherwise all with raised sills and flat-arched heads. The roof has large lateral chimney stacks crossing the ridge. Interiors not inspected. Matches Nos.11 to 17 (q.v.), forming west end of terrace which is uniform except for No.19 (q.v.).'

PLANNING HISTORY

2.10 The property benefits from a number of planning and Listed Building consents. These include the following:

App No 066885/AO/CITY1/02 - Timber framed brass name plates adjacent to front entrance. Approved 11 Mar 2003.

App No 066886/LO/CITY1/02

LISTED BUILDING CONSENT Timber framed brass name plates adjacent to front entrance. Approved 12 Mar 2003.

App No 063676/FU/CITY1/01

Change of use to offices. Approved 14 Jan 2002.

App No 032541

LISTED BUILDING CONSENT Construction of a first floor consulting room and office extension. Approved 05 Dec 1988.

App No 032464

Covering over of rear yard and construction of a first floor extension to form consulting room, office and dark room, with boundary landscaping. Approved 05 Dec 1988.

App No 018274

Two-storey rear extension to surgery to form an office and reception/ waiting room, and construction of stairway to first floor. Approved 09 Feb 1983.

App No 018279

LISTED BUILDING CONSENT Two-storey rear extension to surgery to form an office and reception/ waiting room, construction of stairway to 1st floor and refurbishment of basement to provide further surgery space. Approved 09 Feb 1983.

2.11 The above planning history confirms that the Local Authority has previously accepted the principle of altering and extending the property. The current proposals are also similar to those granted consent for the adjacent property at No. 19 St John Street. The adjacent property benefits from both Listed Building Consent (App No 113671/LO/2016) and Planning Permission (App No 113670/FO/2016) for the change of use from medical consulting rooms (D1) to a single residential dwelling with associated external alterations including a single storey rear and side extension and the creation of an external wall and gate. Whilst every application is assessed on its own merits the adjacent consent does suggest

that the principle of returning the commercial premises back to use as a single dwelling house is acceptable.

3.0 THE PROPOSAL

3.1 The property is currently occupied by a solicitors practice. The Applicant now wishes to convert the property to a single dwelling house. It is important to note that the proposed use would have less impact upon the historic fabric of the building than an upgrade of the existing use or for an alternative commercial occupant. Continued, viable commercial use may favour a more open plan arrangement and the loss of original internal walls.

3.2 The proposals include a sensitive, high quality refurbishment and as can be seen from the proposed plans and the Design and Access Statement involve minimal internal and external alterations. The main objective is to retain the original layout, fabric and historic character of the building.

3.3 The change of use is proposed without the need for any alterations to the front of the property. The only external alterations proposed are:

- A small double height extension to the rear of the property in order to create a ground floor kitchen/dining area on the ground floor and a master bedroom and terrace to the first floor;
- Proposed new/refurbished windows to the property;
- Reinstatement of boundary walls to the rear of the property, built to a higher level;
- Creation of external terrace to the rear of the property;
- Creation of external terrace to the first floor; and
- Creation of parking area with gates.

All other work is aimed at correcting poor recent alterations that are out of character and ensure the longevity of the original fabric.

3.4 The Design and Access Statement which accompanies the application describes the external and internal alterations in further detail. However, in summary, the alterations include:

Proposed Basement

Reinstate high-level window to St. John Street. The basement will be tanked and used mainly as ancillary space and dining.

Proposed Ground Floor

The front of the existing building will retain all existing historic features. The two storey rear extension will be attached to the existing 1980's extension. The ground floor will provide the main family living and entertaining areas, including an external courtyard, terrace and parking space for two cars.

Proposed First Floor

The stud wall to the front of the existing building will be removed to recreate a larger room. The extension will provide a large Master Bedroom with external terrace. The remainder of the original part of the house will for provide an en-suite and dressing area to the master bedroom and a flexible use room.

Proposed Second Floor

Similar to the first floor, the stud wall to the front of the existing building will be removed to recreate a larger room, in this case it will be used as a bedroom. The will also be another bedroom and large family bathroom.

Proposed Roof

The original slate room will remain as existing, the 1980's pitch roof will be removed and replaced with a flat roof to tie-in with the new roof. This will be constructed with a dark grey single ply membrane.

3.5 Internally, the proposal utilises almost all of the existing room layouts. Many of the internal alterations are intended to reinstate the property back to its original condition and remove many modern and recently added unsympathetic features.

3.6 Currently the property has off street parking for approximately 4 vehicles to the rear. The existing building has a paved courtyard with tarmac covering for the car parking area. We are proposing to tidy up the rear of the property by rectifying the levels in order to provide level access into the rear extension and laying paving slabs which tie in with the proposed flooring of the rear extension. Within the outdoor terrace, we are looking to create a private area with green walls and areas for landscaped potted plants.

3.7 The existing rear courtyard is not maintained at only usable as carparking at present so we are proposing to clean, maintain any landscaped areas and create a terrace area which will link the rear living area with the garden. The improvements

will give scenic views from within the property and provide natural light to the living areas on ground floor.

4.0 STATEMENT OF COMMUNITY INVOLVEMENT

4.1 Consultation was undertaken with Officers of Manchester City Council. This section summarises the extent of these discussions.

4.2 At various stages during the previous application, pre-application consultation was undertaken with the relevant Planning Officers of Manchester City Council. The responses received were supportive of this development proposal.

4.3 Pre-application discussions with Mr. David Brettell of Manchester City Council commenced well in advance of the submission of the application. This initial meeting lead on to a detailed site visit. These discussions have been very positive and helpful and have enabled the required supporting documentation to be agreed.

4.4 In determining the appropriate approach to pre-application consultation, both the Applicant and their main professional advisors have adopted a 'best practice' approach to both design and delivery.

5.0 PLANNING POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national planning policy guidance relevant to the application as well as the Development Plan for the site which, for development management decisions, currently comprises the Core Strategy and saved policies of the Manchester Unitary Development Plan.

NATIONAL PLANNING GUIDANCE

5.2 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and was the Government's attempt to put in place a clearer, more consistent National Planning Policy Framework which consolidates more than 1,000 pages of national planning policy, in 47 documents, into 1 document. This Framework has replaced all the other national planning policy documents.

5.3 The NPPF has a clear presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-making. The Ministerial Foreword sets the tone of the document when it states that,

'Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.'

5.4 The NPPF outlines that the primary objective of development management is to foster the delivery of sustainable development. Local planning authorities should look for solutions rather than problems, working pro-actively with applicants to secure developments that improve the economic, social and environmental conditions of an area. The concept of sustainable development is reinforced throughout the NPPF, including Paragraph 49 which states that housing applications should be considered in the context of sustainable development.

5.5 The Framework identifies 12 core planning principles which should underpin both plan making and decision taking. Amongst other things, planning should:

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas.
- Encourage the effective use of land by reusing land that has been previously developed.
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural area.

5.6 The proposed development is consistent with the NPPF's core planning principles. It is important that Councils take advantage of brownfield development opportunities, particularly those which relate to underused assets/properties such as this. It is important that the proposals look to realise the full potential of the site whilst bringing a vacant brownfield site into positive and productive reuse.

5.7 Section 4 of the NPPF relates to the promotion of sustainable transport. Paragraph 32 states that, '*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*' The proposed development would not have a material adverse impact on the road network. There is therefore no justification for refusing the proposed scheme on transport grounds.

5.8 Section 6 of the NPPF deals with the need to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In particular, Paragraph 50 states that local planning authorities should:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and

- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

5.9 Section 7 of the NPPF relates to Good Design. Paragraph 56 in particular states that a well-designed development is key to sustainable development and that it is 'indivisible from good planning, and should contribute positively to making places better for people.' In summary it states that Councils should aim to ensure developments:

- will function well and add to the overall quality of the area;
- establish a strong sense of place;
- optimise site potential and sustain an appropriate mix of uses;
- respond to local character and identity;
- create safe and accessible environments;
- are visually attractive as a result of good architecture and appropriate landscaping.

5.10 In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. The proposed scheme responds to this advice as a high quality development is proposed, adopting an innovative approach to the creation of new homes within the wider regeneration context.

5.11 Attention should also be paid to Paragraph 111, which encourages '*the effective use of land by re-using land that has been previously developed (brownfield land)*'.

5.12 The NPPF is the latest in a sequence of similar policy statements recording successive Governments' growing commitments to removing obstacles to investment, development and the creation of jobs. It is therefore an important consideration in the context of this proposal. We have concluded that this proposal represents a positive response from the NPPF with particular regard to sustainability, good design and appropriate approach in respect of regeneration projects.

5.13 The NPPF's policies on the historic environment are set out in Chapter 12, paragraphs 126-141. Paragraph 126 notes that local authorities should recognise

that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account the desirability of new development making a positive contribution to local character and distinctiveness.

5.14 Paragraph 128 requires applicants 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 assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 129 then goes on to state Local Planning Authorities should undertake an assessment of 'significance' into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

5.15 Paragraph 134 states 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, including securing its optimum viable use. In the case of a development proposal leading 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, including securing its optimum viable use. Paragraph 137 also states that local planning authorities should look for opportunities for new development within Conservation Areas, World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

5.16 Of particular importance to this application is Paragraph 140, which states that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

5.17 The Application Site is located within the St John Street Conservation Area and the property is Grade II Listed. The Conservation Area designation given under the above Act provides the basis for policies designed to preserve or enhance all

the aspects of character or appearance that define these areas' special interests. This includes the Conservation Areas setting, and views in and out of it.

5.18 Consistent with the NPPF, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

5.19 Similarly, the desirability of protecting the setting of listed buildings is set out in Section 66 of the Act. Section 66 requires that in considering whether to grant planning permission for development that affects a listed building or its setting, the local authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

5.20 On 6th March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. It was accompanied by a Ministerial Foreword which included a list of the previous planning practice guidance documents cancelled when the NPPG site was launched.

5.21 The NPPG, in a similar manner to the NPPF, states good design is integral to sustainable development, and is about creating places that work well for everyone whilst looking good, lasting well, and adapting to the needs of future generations. The NPPG states that the key issues to be considered in development are:

- Local character;
- Safe, connected and efficient streets;
- Network of greenspaces;
- Crime prevention;
- Security measures;
- Access and inclusion;
- Efficient use of natural resources;
- Cohesive and vibrant neighbourhoods.

5.22 The NPPG then states that development should look to be:

- Functional;
- Supportive of mixed uses and tenures;
- Inclusive of successful public spaces;
- Adaptable and resilient;
- Distinctive in character;
- Attractive;
- Permeable to movement.

DEVELOPMENT PLAN

5.23 As outlined earlier Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the statutory development plan, unless material considerations indicate otherwise. For development management decisions, the development plan for Manchester currently comprises the Core Strategy and saved policies of the Manchester Unitary Development Plan.

CORE STRATEGY

5.24 Manchester's Core Strategy was adopted on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long term strategic policies for Manchester's future development and forms the framework against which planning applications will be assessed.

5.25 The Core Strategy identifies a series of regeneration areas that together with the City Centre cover the whole City. The application site is located within the City Centre, and more specifically within the Left Bank District. The City Centre has undergone significant change over the last decade with the rise of City Centre living and the majority of new jobs in the City having been created here. It is and will remain the largest driver of employment growth in the North West and the most significant focus for cultural activity and creativity in the north of England.

5.26 **Policy SP1** identifies the key spatial policies which will guide the strategic development of Manchester to 2027. It outlines that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. In addition, new development should maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport.

5.27 The policy goes on to outline that, development in all parts of the City should:

- Make a positive contribution to neighbourhoods of choice including:
- Creating well designed places that enhance or create character.
- Making a positive contribution to the health, safety and wellbeing of residents.
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

5.28 The development would be highly sustainable and be consistent with the aim of bringing forward high quality city living within the Regional Centre.

5.29 **Policy CC3** Housing, seeks to direct residential development to the City Centre. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size.

5.30 **Policy CC9** Design and Heritage, states that, development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment. The proposed

alterations and additions to the building would have a high standard of design and materials appropriate to its context and the character of the area. It would not have an adverse impact on the listed building or the Conservation Area, with a high level of care having been taken, through the early appointment of a Heritage Consultant and the promotion of proposals which reflect their advice.

5.31 **Policy EN1** Design Principles and Strategic Character Areas states that, opportunities for good design to enhance the overall image of the City should be fully realised. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives. The proposal involves a good quality design, and would result in development which would enhance the character of the area and the overall image of Manchester.

5.32 **Policy EN3** Heritage, states that throughout the city, the Council would encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the city centre. 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 of acknowledged importance. The sensitive, high quality design adopted for the proposed development accords with the provisions of this policy.

5.33 **Policy EN19** Waste Management requires all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final Disposal) and to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met. The development would be consistent with the principles of waste hierarchy with an initial Waste Management Strategy being provided within the body of the application Design and Access Statement.

5.34 **Policy DM1** Development Management, sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Design for health;
- Adequacy of internal accommodation and amenity space;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development, that development should have regard to the character of the surrounding area,
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- Accessibility to buildings, neighbourhoods and sustainable transport modes,
- Impact on safety, crime prevention and health;
- Adequacy of internal accommodation, external amenity space;
- Refuse storage and collection;
- Vehicular access and car parking, and
- Impact on biodiversity, landscape, archaeological or built heritage.

SAVED UDP POLICIES

5.35 Within the UDP the site is identified as being with Area 26 'Quay Street/Deansgate/Liverpool Road/River Irwell'. This is an area described as 'A stable and environmentally attractive area, likely to remain buoyant in terms of demand for smaller commercial premises and for the recently completed private housing at St Johns Gardens'. The policy goes on to state that 'Any redevelopment would be considered very much with reference to the characteristics and qualities of the St John Area and would give encouragement to a wide range of relevant small scale commercial uses'.

5.36 Policy DC18.1 (Conservation Areas) states that the Council will give particular careful consideration to development proposals within Conservation Areas. It specifically states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

I. the relationship of new structures to neighbouring buildings and spaces;
II. the effect of major changes to the appearance of listed buildings;
III. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
IV. the effect of signs and advertisements;

V. any further guidance on specific areas which has been approved by the Council.

5.39 The proposal fully accords with the above policy as it would not result in any major changes to the appearance of the building and will retain existing features where practicable. The external works proposed are intended to correct unsympathetic recent alterations that are out of character and ensure longevity of the original fabric, thereby enhancing the character of the Conservation Area.

5.40 Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, 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 setting.

5.41 The proposed Change of Use will ensure that this important Grade II Listed Building is retained and restored to a viable use thereby safeguarding the future of the building. The proposal therefore complies with the above policies.

MANCHESTER RESIDENTIAL QUALITY GUIDANCE (2016)

5.42 This document sets out design standards to provide a clear direction on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. It outlines the considerations, qualities, and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester, without being prescriptive. It is interim Guidance within the context of the existing Core Strategy. The Council will be reviewing the Core Strategy over the next few years and intend for the Residential Design Quality Guidance to be referred to within the future design policy.

5.43 The document separates design into nine chapters, all entitled 'Make It' followed by their subject. These are:

1. Manchester: Understanding the character and qualities of the various parts of the city;
2. Bring People Together: Encourage a sense of community and neighbourliness;

3. Animate Street and Spaces: The interrelationship between buildings, streets and spaces in making a place feel safer and inviting;
4. Easy to Get Around: Ensuring that development is accessible, well-connected and easy to get around;
5. Work with The Landscape: Enhancing and improving the connection with landscape and nature;
6. Practical: Dealing with the clutter of life;
7. Future Proof: Anticipate the impacts and effects of climate change that can make residential design more efficient;
8. Homes: Providing sufficient space, natural light and storage to allow people to settle down and flourish;
9. Happen: Ensuring that proposals are delivered as designed, well-constructed and sustainably built.

The guidance is based on a principle of 'Comply or Justify'. The proposed use of the property for residential use fully conforms with the ethos of the Residential Quality Guidance. It is located in a sustainable location and enhances the existing building by bringing it back in residential use.

SUPPLEMENTARY PLANNING GUIDANCE- GUIDE TO DEVELOPMENT IN MANCHESTER

5.44 The SPD on 'Guide to Development in Manchester' was adopted in 2007 and contains core principles to guide developers towards high quality and inclusive design. The principles that development should seek to achieve include, character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

VI. Paragraph 12.11 importantly states that the Council 'will continue to promote the development of new homes within the City Centre'. In order to attract and retain families the Council will seek to ensure larger properties are prioritised.

VII. The proposed conversion to a large single family dwelling is fully consistent with the above advice.

VIII. The Guidance states that one of the best ways of creating sustainable communities is by providing a balanced mix of uses (Para 2.47). It goes on to state that this can be achieved in a number of ways: within different

parts of a neighbourhood, in different parts of a development scheme; in adjacent buildings along a street; or in buildings that accommodate a number of uses.

IX. Paragraph 2.54 of the Guidance refers to the City Council's priority of bringing disused buildings of historic and architectural importance in the City Centre back into use. It further states that 'wherever the character, size, appearance and robustness of existing buildings are compatible with proposals for the future of an area, they should be retained and refurbished to accommodate new uses. This retains the character and appearance of the area and reinforces its sense of place.

X. Paragraph 12.9 states that a 'mix of uses will be encouraged throughout the City Centre, to ensure that there is activity and variety and that a sense of safety and security is maintained. Active ground floor uses will be encouraged within the central core. In more peripheral locations within the City Centre, an appropriate mix of uses will be encouraged within a locality, and individual development proposals will be for a range of independent, unique local uses, to foster specialisation and identity in different parts of the City Centre'.

XI. Paragraph 12.10 states that 'development innovation, which is environmentally sustainable, will be encouraged and supported. Buildings should be designed to enable a flexibility of usage both now and in the future, without recourse to substantial redesign or replacement. The detailed design of entrances, windows and internal circulation space will be important in achieving this objective.

6.0 PLANNING CONSIDERATIONS

6.1 Having set out the nature of the proposed development and the relevant policy background, this chapter considers the principal issues that are considered relevant in the context of this application:

- The Principle of Development
- Heritage Considerations
- Design
- Amenity & Environmental Considerations

PRINCIPLE OF DEVELOPMENT

6.2 The application proposes the refurbishment and alteration of No. 21 St John Street to provide residential accommodation. The proposal seeks to bring the building back into residential use as a single dwelling house, having been used as office accommodation for a number of years.

6.3 Our review of the relevant planning policies (national and local) has focused attention upon the application site's location within Manchester City Centre where residential uses are positively encouraged. Some of the relevant policies acknowledge that the complimentary nature of the proposed land use should bring different types of activity at different times of the day.

6.4 The proposed use of the property as a single family dwelling will provide a viable and appropriate use for an important Grade II Listed Building. The change of use will be introduced without adversely affecting the historic fabric and character of the building. Manchester City Council also has a stated commitment to encouraging more family homes within the City Centre.

6.5 The proposal fully complies with Core Strategy Policy SP1 which outlines that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.

6.6 Policy CC3 Housing, seeks to direct residential development to the City Centre. In accordance with policy the proposal will provide residential accommodation of a high standard for a single family use. The development would be highly sustainable and consistent with the aim of bringing forward high quality city living within the

Regional Centre.

HERITAGE CONSIDERATIONS

6.7 Given that the building is Grade II listed and situated within a conservation area, heritage considerations are central to the required assessment of the merits of this proposal.

6.8 The application is accompanied by a comprehensive Heritage Statement which has been prepared by Heritage Architecture (HA). This document considers the significance of the property and specific features of interest, as a preliminary to considering the impact of the proposals on both the building and the St John Street Conservation Area.

6.9 The Statement recognizes that, 'the proposals have been refined to take account of the building's significance. The current scheme designed by JM Architects aims to minimise harm to the structure, fabric, features and character of the building. The proposals are designed to reintroduce living accommodation into the building, facilitating its conversion back into a single dwelling. These works will see minimal alterations to the main house, and an enhancement of the lower significance rooms of the outrigger and basement. The retention and restoration of key historic building elements is a key part of the proposals, whilst creating a new-build element to the rear of the property, which will introduce a modest extension of high quality in contemporary design/materials, adapting the altered rear outrigger and 1980s extension, which currently consists of low quality former service and utility rooms, into comfortable spaces for modern family living.'

6.10 The NPPF requires that, when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset. There is no specific definition for substantial harm in the NPPF, so reliance is given to the evaluation of the impact on the significance of the heritage asset.

6.11 The Statement confirms that, 'It will be clear that individually the proposed minor works to No. 21 St John Street would constitute small instances of alteration. The most important consideration would be whether the impact of the alteration would seriously affect a key element of the building's special architectural or historic interest, (such as an original or key building component) and therefore amount to any harm. It is the degree of 'harm' to the asset's significance, rather than the scale

of the development that is to be assessed. In this case, the necessary changes to the fabric of the building impact largely on minor components, with some alterations undertaken to restore key historic building elements/planform and lost features resulting in a beneficial impact.'

6.12 The key design objective has been to secure the building's long-term future, maintaining its fundamental integrity and fabric authenticity, whilst ensuring that areas of more considerable works are concentrated on the lower significance outrigger and 1980s rear extension, and/or parts of the building which are altered and of low significance. Collectively the overall impact on the building is beneficial.

6.13 An in-depth examination of the impact of the proposed works is included in the Heritage Statement.

6.14 In summary, the statement has presented details of the proposed conversion of No. 21 St John Street back into a single residential dwelling. The overriding aim of these proposals is to formulate a sustainable scheme that ensures the building has an appropriate long-term use, whilst minimising impact on the historic fabric. As is demonstrated by the impact assessment, the proposals will result in a beneficial impact overall.

6.15 The Statement finds that, the proposed development complies with national and local planning policy.

DESIGN

6.16 The application proposes a sensitive, high quality refurbishment with minimal internal and external alterations. Internally, the proposal utilises almost all of the existing room layouts and many of the internal alterations proposed are intended to reinstate the property back to its original condition and remove many modern and recently added features. The Heritage Statement which accompanies the application confirms that the proposals are based on minimum intervention and the desire to conserve and reveal those features which are of historic interest.

6.17 Externally, the change of use is proposed without the need for any significant alteration to the external appearance of the property. There are very few proposed alternations to the exterior of the building which require planning permission. Those that do include the relatively small extension to the rear of the property, the creation of an external terrace and the removal of the 1980's pitched

roof on the extension and the replacement with a flat roof to tie-in with the new roof. None of these changes would be noticeable from street level.

6.18 Internally, in converting the property back to a residence, the reception room will become a formal lounge and the rear of the property will be living / dining space with the extension becoming the kitchen linking directly to the external courtyards and terrace spaces. Currently, the two offices to the front of the first floor are divided by a stud wall, the proposed scheme removes this and reinstates the use to a living room. The new extension will house the master bedroom along with a directly accessed terrace. The remainder of the first floor will be a dressing area and en-suite for the master bedroom and also a flexible-use room in the original part of the house. The front of the second floor has also been divided into two offices, we propose this to be reinstated as a bedroom. There will also be another bedroom and a large family bathroom to the rear. The current basement layout generally consists of the kitchen and stores. The proposal is to create a dining area to the front room, reinstate the high level window. The remainder of the rooms largely consist of a utility room and a wine store.

6.19 The proposal looks to make minimal changes to the property and seeks to add a layer of history to the building which will see the property into the next century. These are explained in greater detail in the Design and Access Statement.

6.20 The proposal aims to provide quality living accommodation within the exiting walls of the property by retaining and repairing these elements of the building that provide the recognised historical asset of the building. Later additions to the property such as the modern uPVC windows at first and second floor level will be replaced with timber sash windows to match the original. The proposal seeks to remove these later additions and re-organise the appearance of the building so it will knit together with the layers of history.

6.21 The proposed two storey extension to the rear of the property sits within the existing boundary walls and does not seek to dominate the existing building. The extension will line up on plan with the rear of next door [No. 19]. We propose to remove the pitched roof of the 1980's extension and continue the new flat roof over this. There will be a step back at first floor level to create a terrace which helps integrate with the juxtaposition of all the rear elevations on to Camp Street. The existing boundary wall will be rebuilt to a higher level therefore creating a more private feel. The extension itself will use matching brick but designed in a contemporary manor to

work harmoniously with the surrounding context.

6.22 The works proposed are entirely consistent with the NPPF and local policies contained within the Manchester Core Strategy and saved policies of the UDP. The proposal raises no policy conflicts and in fact is wholly consistent with both national policy guidance and the relevant city centre policies (CC3 and CC9) and design and heritage policies (EN1 and EN3) of the Core Strategy and the conservation policies (DC18.1 and 19.1) of the Manchester UDP. The proposal is also considered to be fully consistent with the Manchester Residential Quality Guidance.

AMENITY

6.23 The application is accompanied by a Noise Survey Report produced by PDA Ltd. The report is based on the requirements of the City Council and sets out the results of the noise survey.

6.24 The results of the survey were used to evaluate the sound insulation of the proposed building envelope of the residential accommodation and to assess compliance with the guidance contained within WHO Guidelines for Community Noise and BS8233:2014. The assessment has demonstrated that utilising the window and ventilation specification recommended within this report the internal ambient noise levels comply with the design criterion.

6.25 A Refuse Management Strategy has been prepared by JM Architects and is submitted in support of the application. This demonstrates that due consideration has been given to the storage and collection arrangements, and access for refuse collections in order to avoid adverse impacts on amenity. The strategy also demonstrates that the segregation and recycling of waste will be encouraged.

CONCLUSIONS

6.26 In summary, the proposal can draw positive support from a review of the relevant policies and will deliver a number of major benefits to the property and surrounding area. These include:

- A sensitive, high quality residential conversion of a widely accessible city centre site of the kind specifically encouraged by Central Government and the policies contained within the Manchester Core Strategy/UDP and the Supplementary Planning Documents.

- The improvement and upgrade of an important Grade II Listed Building into a viable residential use with minimum intervention whilst conserving and revealing features of historic interest.

6.27 The proposed development satisfies relevant national and local planning policy considerations and will deliver a wide range of benefits. In these circumstances, a high quality conversion of this kind should be welcomed and planning permission granted accordingly.

7.0 CONCLUSION

7.1 In summary, the application site comprises a three storey Grade II Listed Building which was originally built as a residential dwelling. The property is currently used as offices and the present owner now wishes to revert the property back to a single family dwelling.

7.2 This application seeks planning permission and Listed Building Consent to change the use of the property back to its original use as a single residential dwelling. It involves a sensitive, high quality refurbishment with minimal external and internal alterations.

7.3 The change of use will be introduced without adversely affecting the historic fabric of the building. This Statement along with the Heritage Statement prepared by Heritage Architecture confirm that the proposals are based on minimum intervention and the desire to conserve and reveal those features which are of historic interest.

7.4 The proposal can draw positive support from a review of the relevant national and local policies and will deliver a number of benefits to the property and surrounding area. It involves a sensitive, high quality conversion to a residential dwelling in the City Centre something which is specifically encouraged by the Core Strategy policies.

7.5 Statute requires that this application be determined in accordance with the Development Plan unless material considerations dictate otherwise. This proposal satisfies all relevant national and local policy considerations. In these circumstances, this application should be welcomed and planning permission granted accordingly.

APPENDIX 1 – SITE LOCATION PLAN

DO NOT SCALE, ONLY USE FIGURED DIMENSIONS. SHOULD ANY DISCREPANCIES BE FOUND WITH THIS DRAWING, PLEASE INFORM THIS OFFICE. COPYRIGHT OF THIS DRAWING IS OWNED BY JMARCHITECTS.



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REV.	DESCRIPTION	DATE	DRN BY	CKD BY
A	FOR PLANNING	15.12.17	SKK	APR
-	FIRST ISSUE TO CLIENT	15.11.17	SKK	APR

0 10 20 30 40 50m

PROJECT
21 ST JOHN STREET | MANCHESTER

TITLE
LOCATION PLAN

CLIENT
PRIVATE CLIENT

JOB No.	DRAWING No.	REVISION
6266	L(0) 201	A
SCALE	DRAWN BY	CHECKED BY
1:1250@A3	SKK	APR
STATUS		DATE
PLANNING		15.11.2017

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