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Ms E Greaves,
City Centre Development Management,
Manchester City Council,
Floor 6, Town Hall Extension,
Albert Square,
PO Box 532,
M60 2LA

3rd Floor
One St James's Square
Manchester M2 6DN

0161 837 6130
manchester@nlpplanning.com

nlpplanning.com

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Our ref 40671/19/MW/5790883v1

Dear Emily

Manchester: Full Planning Application and Listed Building Consent for Minor External Alterations to the Town Hall Extension

On behalf of our client, Manchester City Council (Town Hall Complex Transformation Programme), we are pleased to submit a full planning application and listed building consent for the following:

"Minor external alterations to the Town Hall Extension including the installation of bird control nets to the tracery windows, installation of 2 no. uplighters on the sills of the tracery windows and the attachment of a lantern above the entrance to the Greater Manchester Police office on Lloyd Street".

The application was submitted via the Planning Portal on 5 November 2013 [ref. PP- 02982314] and in addition to this covering letter comprises the following:

- Completed application form and certificates;
- Location Plan;
- Existing and Proposed elevations;
- Heritage, Design and Access Statement prepared by Heritage Project Management
- Existing and Proposed drawings of the tracery windows
- Cross Section of a tracery window

No fee is payable in respect of the listed building consent and a fee of £195 is payable for the planning application (to be sent via internal transfer between the Council departments).

Site Location and Context

The Town Hall Extension, along with the Grade I listed Town Hall and Grade II* listed Central Library form part of the city's Town Hall Complex.

Nathaniel Lichfield & Partners Limited
14 Regent's Wharf
All Saints Street
London N1 9RL

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Planning permission and listed building consent was granted in September 2010 for the refurbishment of the Town Hall Extension as part of the City Council's Transformation Project for the Complex (ref. 093975 & 093976).

Proposals

This application seeks planning permission and listed building consent for minor external alterations to the Town Hall Extension comprising of the installation of bird protection nets to the tracery windows, installation of 2 no. uplighters on the sills of the tracery windows and the attachment of a lantern above the entrance to the Greater Manchester Police office on Lloyd Street. The submission includes existing and proposed plans clearly identifying the position of the nets, uplighters and lantern on the building. Full details of the proposed works, the justification for these works as well as an assessment of the significance of the scheme are set out in the Heritage, Design and Access Statement prepared by Heritage Project Management which accompanies this submission.

Planning Policy

National Planning Policy Framework (The Framework)

Section 12 of the Framework states that Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they 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 (para 126):

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness.
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraphs 128 and 129 of the Framework relate to the assessment and identification of the significance of any heritage assets affected.

Paragraph 131-134 of the Framework set out those issues to be considered by the LPA in determining applications. There is reference in this section to the need to weigh up any potential harm against the public benefits of the proposal.

The Development Plan

The Development Plan for the site comprises the Manchester Core Strategy Development Plan Document [MCS] and the 'saved' policies of the Manchester Unitary Development Plan [UDP] (1995).

The overriding criteria in relation to the historic environment is that proposals should preserve or enhance the character and setting of buildings and spaces which contribute to the City's heritage assets. Proposals that complement and take advantage of the distinct historic and heritage features of its districts and neighbourhoods including those of the City Centre will also be encouraged [MCS Policies EN3 and CC9]. Saved UDP Policy DC19.1 states that local authorities should not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.

Planning Considerations

This application seeks approval for minor external alterations to the Town Hall Extension which seek to preserve and enhance the Grade II* listed building. The nets on the tracery windows are proposed to protect the building from further damage and erosion and will act to preserve the building in the long term.

The proposed uplighters have been designed in accordance with guidance published by English Heritage and would enhance the building by highlighting key architectural features. Wiring would be concealed and the uplighter plated with copper to minimise any impact. The finish and method of fixing to the building has been agreed with English Heritage and Manchester City Council. The uplighters will replace existing lighting that has come to the end of its useful life and in doing so will produce a light spread which falls more evenly over the tracery windows and is as a result more aesthetically pleasing.

The proposed lantern to be installed above the entrance to the Greater Manchester Police office on Lloyd Street is of a sympathetic design; it is a replica of the circa 1800 Victorian Police Lantern that derived from the traditional gas lamp.

The proposed external alterations are part of an ongoing process of transforming the Town Hall Extension and have been carefully considered in consultation with Manchester City Council. The accompanying Heritage, Design and Access Statement concludes that the proposed external alterations will have a negligible detrimental effect on the localised character and appearance of the tracery windows; however the works will positively contribute to the long term condition, maintenance and appreciation of the building.

It is therefore considered that the proposals accord with the relevant provisions of the Manchester Core Strategy, saved policies of the UDP and the Framework and as a result, planning approval and listed building consent should be granted.

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We trust that you have sufficient information to validate, consider and determine the application. Should you have any queries or wish to discuss anything further, please do not hesitate to contact me on 0161 831 6130.

Yours sincerely

Rebecca Hilton
Planner