

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142145/JO/2025

Date registered valid: 12 February 2025

Proposal: Variation of condition application pursuant to planning permission 140768/FO/2024 to vary condition 2 (Specified Plans) and 5 (Slate Tiles) to amend the specification of replacement slate tiles

Address: 8 King Street, Manchester, M2 6AQ

Ward(s): Deansgate Ward

Applicant: Strathclude Pension Fund

Agent (if any): Andrew Burns Atelier MB

Case officer: James
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk Bridgman

Recommendation: Approve

Date of recommendation: 2 April 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 20 February 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 February 2025 Expired: 13 March 2025

Site notice

Posted: 20 February 2025 Expired: 13 March 2025

Press advert

Published: 25 February 2025 Expired: 18 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The building is a Grade II listed asset located on a prominent corner site within St Ann's Square Conservation Area. It is positioned within the commercial core of the City Centre, with commercial units to ground floor and flats above, established following the approved applications for 103665/FO/2013/C1 and 103666/LO/2013/C1. The asset has high architectural, historic and townscape interest, contrasted as chambers with retail units to ground floor in the 1870s. Above the ground floor, the exterior remains well preserved, and remain an important contributor to the asset's overall significance and the character and street scene of the conservation area.

Description of development

The approved planning permission was for the replacement of the roof covering, upgrade and alterations of gutters and flat roofs, minor elevational repairs and the installation of a new mansafe system. The works are summarised:

- Removal of existing non-original roof covering
- Replacement of failing roof light glass panels to non original roof light on a like for like basis
- Replacement timber battens and new breathable felt
- Install a new safety access system to ensure ongoing access for maintenance
- Replacement for all lead work
- Additional insulation on the line of the ceiling

- Re-cover roof using traditional Welsh slates
- Replace and rework gutters
- Renew lead to parapet and increase covering to projecting brick detail along the inside of the gutter
- Minor repairs to façade and windows (extent subject to inspection from scaffold and following paint analysis of timber windows)

This variation of conditions 2 (Specified Plans) and 5 (Slate Tiles) refers to the amendment of the specification of the replacement slate tiles.

The previously approved material was 'Welsh Slate Penrhyn Heather Blue Natural Roofing Slate' and it is now proposed to use 'Welsh Slate Ffestiniog Blue Grey Roofing Slate'

Consultations & Notification Responses

The application was advertised by site notice, the press and neighbour letters. No representations have been received as a result of this publicity.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy CC9 – Design and Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- | | | | | | |
|---|-----------------------------------|-----------|---|------|--------|
| - | Policy | JP-Strat2 | – | City | Centre |
| - | Policy JP-P1 - Sustainable Places | | | | |
| - | Policy JP-P2 – Heritage | | | | |

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places

- Chapter 16 – Conserving and enhancing the historic environment

Listed Buildings and Conservation Areas Act 1990

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the historic character and fabric of the listed building itself and to establish whether the public benefits, including heritage benefits, of the proposal will outweigh any harm to the significance of the heritage asset.

The impact of the original proposed works is fully outlined in the delegated report for 140768/FO/2024

There is only one change in comparison to the originally approved works. This refers a change to the specification of the proposed Welsh slate tiles.

Impact on visual amenity

The change of specification of Welsh Slate tiles is not considered to result in any noticeable change to the visual appearance of the listed building.

As per the previous assessment, the LPA consider the proposed works to be visually acceptable as they will repair and upgrade the external appearance of the grade II listed building which will result in a positive material impact to the host building and St Ann's Square Conservation Area.

On this basis, it is considered that the visual amenity of the development is acceptable and is therefore in accordance with Core Strategy policies EN1 and DM1, and the National Planning Policy Framework.

Impact on Heritage

The installation of the roof tiles relates to works to provide a new finish and make the roof weathertight and secure. It was considered this alteration will address the 1980s unauthorised past works to remove the slate roof and the original finish will be reinstated.

Following a review of the new Welsh Slate tile, it is considered to be acceptable and will not result in any harm to the impact on the character and appearance of the listed building or conservation area whilst also securing the buildings interior from water ingress.

To reflect the change of specification of the slate tiles, the conditions 2 and 5 of the original permission 140769/LO/2024 have been amended under this variation of condition

view of the above, this application is considered acceptable, as the works are considered to cause a neutral impact on the heritage significance and will therefore conserve the listed building in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other matters

The proposed changes does not materially affect the assessment of the previous application. There are no concerns or issues identified relating to any impact on residential amenity of nearby occupiers or highway safety.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations.

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than the 27 September 2027.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

THE LOCATION PLAN (Received 14/08/2024)

PROPOSED ROOF PLAN, Ref: P(100), (Received 14/08/2024)

PROPOSED ELEVATION 1, Ref: P(200), (Received 14/08/2024)

PROPOSED ELEVATION 2, Ref: P(201), (Received 14/08/2024)

PROPOSED ELEVATION 3, Ref: P(202), (Received 14/08/2024)
PROPOSED ELEVATION 4, Ref: P(203), (Received 14/08/2024)
PROPOSED SECTION ONE, Ref: P(300), (Received 14/08/2024)
PROPOSED SECTION TWO, Ref: P(301), (Received 14/08/2024)
PROPOSED SECTION 3, Ref: P(302), (Received 14/08/2024)
PROPOSED SECTION 4, Ref: P(303), (Received 14/08/2024)
PROPOSED ROOF SECTION, Ref: P(304), (Received 14/08/2024)
PROPOSED REPLACEMENT PITCHED ROOF DETAILS, Ref: P(400), (Received 14/08/2024)
PROPOSED REPLACEMENT PITCHED ROOF DETAILS 2, Ref: P(401), (Received 14/08/2024)
PROPOSED FLAT ROOF DETAILS, Ref: P(402), (Received 14/08/2024)
PROPOSED LEAD GUTTER DETAILS, Ref: P(403), (Received 14/08/2024)

DESIGN AND ASSESS STATEMENT, (Received 14/08/2024)
HERITAGE STATEMENT, (Received 14/08/2024)
SLATE PROPOSAL EMAIL, (Received 18/09/2024)

MATERIALS AND WORKMANSHIP PLANNING ISSUE, (Received 12/02/2025)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

- 3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details as well as methodology where applicable of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:
- a) A paintwork analysis which informs a new redecoration scheme of the repainting of the windows
 - b) Full and final details, including scope and method of removal of mortar/pointing; and samples of any removal using mechanical equipment
 - c) Full and final details, including scope, methodology, materials and sample of the proposed stone works
 - d) Samples of brick replacements
 - e) Specifications and samples of pointing and mortar repairs

The approved details shall be implemented as part of the development.

Reason: In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

- 4) Details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. The repair work shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or

Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

5) The proposed roof tiles hereby approved shall be fully implemented in accordance with the following approved details:

- Slate Sample received by the City Council on 10/01/2025
- Product Specification: Genuine Blue Grey Slate from Ffestiniog Slate Quarry in North Wales

The roof tiles shall be retained in situ for the lifetime of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk

2) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

95 - 97 Deansgate, Manchester, M3 2BQ
4 Manera Apartments, 46 King Street West, Manchester, M3 2WN
2 Manera Apartments, 46 King Street West, Manchester, M3 2WN
12 Manera Apartments, 46 King Street West, Manchester, M3 2WN
6 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Sainsbury's, Ground Floor, 130 - 136 Deansgate, Manchester, M3 2GQ
Flat 6, 8 King Street, Manchester, M2 6AQ
Flat 14, 8 King Street, Manchester, M2 6AQ
Flat 20, 8 King Street, Manchester, M2 6AQ
93 Deansgate, Manchester, M3 2BW
Second Floor, 13 Police Street, Manchester, M2 7LQ
Basement, 6 South King Street, Manchester, M2 6DQ
4A South King Street, Manchester, M2 6DQ
Basement And Ground Floor, 5 Ridgefield, Manchester, M2 6EG
9 South King Street, Manchester, M2 6DG
14 Manera Apartments, 46 King Street West, Manchester, M3 2WN
SOFA WORKSHOP, Ground Floor, 118 - 124 Deansgate, Manchester, M3 2GQ
Second Floor And Third Floor, Halifax House, 93 - 101 Bridge Street, Manchester, M3 2GX
2 Ridgefield, Manchester, M2 6EQ
Flat 2, 8 King Street, Manchester, M2 6AQ
Third Floor, 13 Police Street, Manchester, M2 7LQ
THMG Manchester Clinic, Part Second Floor, 13 Police Street, Manchester, M2 7LQ
Third Floor Left, 6 South King Street, Manchester, M2 6DQ
6 - 8 South King Street, Manchester, M2 6DW
Basement And Ground Floor, 4A South King Street, Manchester, M2 6DQ
9 John Dalton Street, Manchester, M2 6FW
1 Ridgefield, Manchester, M2 6EG
11 Police Street, Manchester, M2 7LQ
Fourth Floor, 1 King Street, Manchester, M2 6AW
Arcane, 2 South King Street, Manchester, M2 6DQ
Ground Floor And First Floor, 105 - 107 Deansgate, Manchester, M3 2BQ
109 Deansgate, Manchester, M3 2BQ
Ground Floor, Cotswold Outdoors, 118 - 124 Deansgate, Manchester, M3 2GQ
10 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Petit Paris, 10 King Street, Manchester, M2 6AG
Flat 9, 8 King Street, Manchester, M2 6AQ
Flat 10, 8 King Street, Manchester, M2 6AQ
Flat 16, 8 King Street, Manchester, M2 6AQ
Flat 1, 8 King Street, Manchester, M2 6AQ
Fourth Floor, 13 Police Street, Manchester, M2 7LQ
SUTTON & ROBERTSON, 1A King Street, Manchester, M2 6AW
Fifth Floor, 6 South King Street, Manchester, M2 6DQ
Basement Store, 6 South King Street, Manchester, M2 6DQ
6 South King Street, Manchester, M2 6DQ
Second Floor, 5 Ridgefield, Manchester, M2 6EG
Third Floor, 1 King Street, Manchester, M2 6AW
111 Deansgate, Manchester, M3 2BQ
House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
1 Manera Apartments, 46 King Street West, Manchester, M3 2WN
9 Manera Apartments, 46 King Street West, Manchester, M3 2WN

Ground Floor, Bem Brasil, 118 - 124 Deansgate, Manchester, M3 2GQ
Unit 2, 130 - 136 Deansgate, Manchester, M3 2GQ
Flat 19, 8 King Street, Manchester, M2 6AQ
Flat 3, 8 King Street, Manchester, M2 6AQ
87 Deansgate, Manchester, M3 2BW
First Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
First Floor, 1 Ridgefield, Manchester, M2 6EG
113 Deansgate, Manchester, M3 2BQ
101 Deansgate, Manchester, M3 2BQ
Flat 4, 8 King Street, Manchester, M2 6AQ
Flat 21, 8 King Street, Manchester, M2 6AQ
CAPGEN SERVICES LTD, Suite 5 Part Third Floor, 13 Police Street, Manchester, M2 7LQ
4A Ridgefield, Manchester, M2 6EQ
Second Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Second Floor, 1 Ridgefield, Manchester, M2 6EG
Basement, 111 Deansgate, Manchester, M3 2BQ
Smile Stylist Limited, First Floor, 98 - 106 Deansgate, Manchester, M3 2QG
San Carlo Ciccetti Restaurant, House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
5 Manera Apartments, 46 King Street West, Manchester, M3 2WN
11 Manera Apartments, 46 King Street West, Manchester, M3 2WN
15 Manera Apartments, 46 King Street West, Manchester, M3 2WN
126 Deansgate, Manchester, M3 2GR
130 - 136 Deansgate, Manchester, M3 2GG
Third Floor, 2 Ridgefield, Manchester, M2 6EQ
Flat 15, 8 King Street, Manchester, M2 6AQ
Flat 12, 8 King Street, Manchester, M2 6AQ
99 Deansgate, Manchester, M3 2BQ
First Floor, 13 Police Street, Manchester, M2 7LQ
4 King Street, Manchester, M2 6AQ
Third Floor Right, 6 South King Street, Manchester, M2 6DQ
Second Floor, 6 South King Street, Manchester, M2 6DQ
5 Ridgefield, Manchester, M2 6EG
Third Floor, 1 Ridgefield, Manchester, M2 6EG
12 - 14 King Street, Manchester, M2 6AG
1 South King Street, Manchester, M2 6EX
103 Deansgate, Manchester, M3 2BQ
7 Manera Apartments, 46 King Street West, Manchester, M3 2WN
3 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Ground Floor And First Floor, 130 - 136 Deansgate, Manchester, M3 2QS
118 - 124 Deansgate, Manchester, M3 2QG
Flat 7, 8 King Street, Manchester, M2 6AQ
Flat 13, 8 King Street, Manchester, M2 6AQ
Flat 18, 8 King Street, Manchester, M2 6AQ
Flat 11, 8 King Street, Manchester, M2 6AQ
Flat 8, 8 King Street, Manchester, M2 6AQ
Fourth Floor, 6 South King Street, Manchester, M2 6DQ
Sixth Floor, 6 South King Street, Manchester, M2 6DQ
Fourth Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
First Floor, 5 Ridgefield, Manchester, M2 6EG
Fifth Floor, 1 King Street, Manchester, M2 6AW
105 - 107 Deansgate, Manchester, M3 2BQ
Flat 5, 8 King Street, Manchester, M2 6AQ
8 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Halifax House, 93 - 101 Bridge Street, Manchester, M3 2GX

Flat 17, 8 King Street, Manchester, M2 6AQ
6 King Street, Manchester, M2 6AQ
BOODLE AND DUNTHORNE LTD, Ground Floor And Basement Floor, 1 King Street,
Manchester, M2 6AW
1 King Street, Manchester, M2 6AW
Ground Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Third Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
7 John Dalton Street, Manchester, M2 6FW
16 - 18 King Street, Manchester, M2 6AG
Basement, 1 King Street, Manchester, M2 6AW

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL