

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141978/FO/2025
Date registered valid: 29 January 2025
Proposal: Elevational alterations to replace doorway.
Address: 3 Hardman Street, Manchester, M3 3HF
Ward(s): Deansgate Ward

Applicant: Mr Davies Mapletree (UK) Management Ltd
Agent (if any): Miss Amy Murphy JLL
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20-03-25

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 10 February 2025 Expired: 3 March 2025

Neighbour notifications

Printed: 10 February 2025 Expired: 3 March 2025

Site notice

Posted: 12 February 2025 Expired: 5 March 2025

Press advert

Published: 18 February 2025 Expired: 11 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to an entrance to the 3 Hardman Street building at the Western end of the Hardman Street elevation.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located within the Spinningfields area of Manchester City Centre which contains a mixed of uses including financial and professional services as well as leisure uses. It is bounded by Deansgate, the River Irwell, Quay Street and Bridge Street. The site is not within a Conservation Area, but is in the setting of the Deansgate Conservation Area.

Description of development

The development relates to the removal of 1no. revolving door, to be replaced with a dual panel sliding door flush with the elevation and the removal of 1no. single leaf emergency side door, to be replaced with a single glass panel.

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. A press notice was placed in the local press advertising the works as those affecting the setting of a conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Environmental Health - no comments to make regarding the application.

Manchester City Council Highways Services – have made comments about requirements for separate highways agreements.

Design for Security at Greater Manchester Police – no comments received.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), CC9 (Design and Heritage) of the Manchester Core Strategy (2012), saved policy DC18 (Conservation Areas) of the Unitary Development Plan for the City of Manchester (1995), Policy JP-P2 (Heritage) of the Places for Everyone Joint Development Plan (2024) and Sections 12 and 16 of the National Planning Policy Framework.

Principle/ Visual amenity

The application relates to the removal of 1no. revolving door, to be replaced with a dual panel sliding door and the removal of 1no. single leaf emergency side door, to be replaced with a single glass panel.

Viewed head on, the new sliding doors, which would be largely glazed bar the metal frames, would not have a distinctly different appearance to the existing revolving doors. Particularly when viewed from a distance, the impression of a lightweight, fully glazed doorway would remain. There would be a minor visual uplift created by the alteration as the new doors would not have the large metal bulkhead that obscures the revolving door's mechanism. Thus, the lightweight nature of the glazed curtain wall would be emphasised.

However, when viewed from side on heading either direction along Hardman Street, there would be a definite change in the appearance of the building. The revolving door projects outward from the glass curtain wall, whilst the new sliding doors would be flush with the rest of the glazing. The impact of this change is considered to be acceptable as the overall impression will remain of the glass curtain wall that characterises the architectural language of 3 Hardman Street. The new door would maintain the high level of visual permeability to the elevation.

The glass door directly adjacent to the main door under consideration would be replaced with a solid glass pane. Visually, this would be largely similar to the current appearance, particularly as the transom would be retained to allow the door to be reinstated if needed at a later juncture. There would no longer be the handles and kickplate on the existing door but again this would help to better express the highly glazed nature of the building's design language.

Given the above, it is considered that the proposed elevational alterations would not detrimentally impact visual amenity. The development is therefore consistent with policies DM1 and EN1 of the Manchester Core Strategy.

Impact on the setting of the Deansgate Conservation Area

The Deansgate Conservation Area boundary lies on the opposite side of Hardman Street. Given the minor visual impact of the works, it is not considered that the works would be detrimental to the setting of the designated heritage asset and as there would be no harm to setting the development is considered to be consistent with policies CC9 and EN3 of the Manchester Core

Strategy, saved policy DC18 of the Unitary Development Plan for the City of Manchester, policy JP-P2 of Places for Everyone and Section 16 of the NPPF.

Highways

The new doorway would see the two sliding leaves recessing within the building. Thus, no element of the proposed door would extend on to the pavement and create an obstruction to passing pedestrian traffic.

However, the section of the building which the door is sited in technically extends into the adopted highway. The applicant is proposing to reinstate footway to the current external footprint of the revolving door. It is proposed to materially and visually match the new paving to the surrounding pavement. Thus, MCC Highways Services have stated that the reinstatement of the pavement in the area currently covered by the revolving doors footprint would require some form of legal agreement under the Highways Act (1990).

However, as the development is considered to be acceptable in planning terms, this does not preclude the approval of planning permission. An appropriate informative is attached to this approval regarding the applicant's obligations under the Highways Act (1990).

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 in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 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:

-Drawing - Proposed 24-211 AXI 151 BLANK ST DOOR SECTIONS-REV 3-00.PDF received by the City Council, as Local Planning Authority, on 29/01/2025

-Drawing - Proposed AXI-140 REV 3-02 EXTERNAL ELEVATIONS

-Drawing - Proposed AXI-141 REV 3-02 EXTERNAL ELEVATIONS

-Drawing - Proposed AXI-142 REV 3-02 STREET ELEVATIONS

All received by the City Council, as Local Planning Authority, on 17/02/2025

-Drawing - Existing & Proposed 24-211 AXI 152 REV 03 PROPOSED PAVEMENT ALTERATIONS received by the City Council, as Local Planning Authority, on 25/02/2025

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

3) Notwithstanding any other works referenced on the approved drawing (Drawing - Proposed AXI-142 REV 3-02 STREET ELEVATIONS received by the City Council, as Local Planning Authority, on 17.02.2024), the development hereby approved relates to works to the existing revolving doorway and side entrance only. The new sliding door and solid glazed panel shall be installed in accordance with the approved drawings and remain in situ for the lifetime of the development.

Reason - in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

4) The pavement alterations hereby approved shall be carried out in accordance with the approved detail (Drawing - Existing & Proposed 24-211 AXI 152 REV 03 PROPOSED PAVEMENT ALTERATIONS received by the City Council, as Local Planning Authority, on 25/02/2025). The approved details shall be implemented in full as part of the development.

Reason - in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Fifth And Sixth Floors, 2 Hardman Street, Manchester, M3 3HF
Unit 1, 4 Hardman Square, Manchester, M3 3EB
Third Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Fourth Floor Office 4A, Vantage Point, Hardman Street, Manchester, M3 3HF
Fourth Floor, 3 Hardman Street, Manchester, M3 3HF
2 Spinningfields Square, Manchester, M3 3AP
Third Fourth And Fifth Floors, 4 Hardman Square, Manchester, M3 3EB
GL HEARN LTD, Fourth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Banyan Bar, Ground Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Tenth Floor, 3 Hardman Street, Manchester, M3 3HF
Twelfth Floor, 3 Hardman Street, Manchester, M3 3AU
Unit G21, 2 Spinningfields Square, Manchester, M3 3AP
First Floor, Deans Court, Crown Square, Manchester, M15 5FU
2 Hardman Street, Manchester, M3 3HF
NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
Medika Clinic, 3 Hardman Street, Manchester, M3 3AX
Seventh Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
First Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Eleventh Floor, 3 Hardman Street, Manchester, M3 3AU
Unit G22, 2 Spinningfields Square, Manchester, M3 3AP
Advertising Right Outside Crown Court, Crown Square, Manchester, M3 3FL
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
First Second And Third Floors, 4 Hardman Square, Manchester, M3 3EB
4 Hardman Square, Manchester, M3 3EB
Ground Floor, 3 Hardman Street, Manchester, M3 3AX
Ninth Floor, 3 Hardman Street, Manchester, M3 3HF
Seventh Floor, 3 Hardman Street, Manchester, M3 3HF
Eighth And Ninth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Australasia, 2 Spinningfields Square, Manchester, M3 3AP
Unit 1B, 4 Hardman Square, Manchester, M3 3EB
Advertising Right Outside 4, Hardman Square, Manchester, M3 3EB
First Floor, 3 Hardman Street, Manchester, M3 3AW
Advertising Right Outside 4, Hardman Street, Manchester, M3 3EB
OZON SOLICITORS LIMITED, Second Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Fifth Floor, 3 Hardman Street, Manchester, M3 3HF
Advertising Right Outside 3, Hardman Street, Manchester, M3 3HF
Second Floor, Deans Court, Crown Square, Manchester, M15 5FU
Advertising Right Outside 14, Hardman Street, Manchester, M3 3HF
The Crown Court, Crown Square, Manchester, M3 3FL
Second Floor, 3 Hardman Street, Manchester, M3 3AW
Fifth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Sixth Floor, 3 Hardman Street, Manchester, M3 3AT
Third Floor, 3 Hardman Street, Manchester, M3 3AW
Unit 2B, 2 Hardman Street, Manchester, M3 3HF
Unit 2A, 2 Hardman Street, Manchester, M3 3HF
Impress Manchester, 3 Hardman Street, Manchester, M3 3AX
Eighth Floor, 3 Hardman Street, Manchester, M3 3HF

DWF, 1 Scott Place, Manchester, M3 3AA
Sixth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Unit G6 And G7, Crown Square, Manchester, M3 3AY

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
Area Team Boundary - Name: CENTRAL