

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138690/LO/2023 and 138752/AO/2023

Date registered valid: 5 December 2023

Proposal: 138690/LO/2023 - Listed Building Consent for the installation of a non-illuminated plaque sign.
138752/AO/2023 - Installation of non-illuminated plaque sign

Address: The Bell House , Lower Ormond Street, Manchester, M15 6BX

Ward(s): Hulme Ward

Applicant: Nick Bailey Manchester Metropolitan University

Agent (if any): Mrs Klaire Daggatt The Fairhursts Design Group Ltd

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 February 2025

Application details

Type of application: Listed Building Consent and Advertisement Consent

Development type: Listed building alteration

Date of site visit: 18 December 2023

Standard consultations:

Printed: 7 December 2023 Expired: 28 December 2023

Neighbour notifications

Printed: 7 December 2023 Expired: 28 December 2023

Site notice

Posted: 18 December 2023 Expired: 11 January 2024

Press advert

Published: 12 December 2023 Expired: 26 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to The Bellhouse, which is a Grade II Listed Building within Manchester Metropolitan University's (MMU) All Saints Campus. The building is bounded by Lower Mosley Street, St Augustine's Church, and a development site. All Saint's Park is to the front of the building.

The building is a 19th-century former townhouse constructed in 1831 for the Bellhouse family that was used as a school and an ear hospital after being sold. It is currently used by MMU to teach Gothic Studies. It was designed by architect Richard Lane. The three storey Bellhouse is of red brick construction with sandstone dressings and slate roof with features including a stone plinth, 1st-floor sill-band, eaves cornice, central doorway with steps with panelled double doors, 3-pane over light, sashed windows gable chimneys.

In 1987 Listed Building Consent was granted to demolish a large portion of the building including the former hospital wards (referenced F09652/LB). Only the facade of the building remains. It has however been re-constructed to a good standard as this is not noticeable on site.

The building is within the immediate setting of a number of other listed buildings including the Grade II Listed Bell House, the Grade II Listed Ormond Building and St Augustine's Church and

of modern buildings including the high quality modern fully glazed building occupied by the University's Business School and Law School.

It is within the Manchester Metropolitan University Campus within the City Centre and surrounding uses include residential, student residential, education, takeaways, cafes, shops, offices and a public park.

The application relates to the front elevation of the building.

Description of development

Listed Building Consent and Advertisement Consent is sought for the installation of 1no. plaque attached to the brickwork adjacent the main entrance.

Consultations & Notification Responses

Publicity -

138752/AO/2023 - Letters were sent to surrounding occupiers. No responses were received.

138690/LO/2023 - The application was advertised in the local press as an application for Listed Building Consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

Issues

Issues

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs) confirms acceptable shop front and signage works.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent 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. The City Council will:

- 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.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Town and Country Planning (Control of Advertisements) Regulations 2007 - requires local planning authorities to exercise their powers under the Regulations in the interests of amenity and public safety, taking into account material provisions of the development plan and any other relevant factors.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the

requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 210 states that in determining planning applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 216 states that in determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 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.

The NPPF Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The signage proposed is minimal, high quality and in keeping with the design of the property and the proposed signage has been sensitively designed.

The plaque sign now proposed would be small scale and would be placed in the same location as the existing sign, would be the same size and would use existing fixing holes. It would be black with white text to match all other plaques that are displayed on other MMU buildings but would be smaller than most.

The sign would replace a larger sign that was installed without consent and would be removed and replaced with this sign once approved.

The damage caused by fixings would also be repaired and a condition would be attached to the application to require a method statement for the repairs.

Given this, the signs would cause less than substantial harm to the significance of the above-named heritage assets due to the damage caused by the existing unauthorised sign.

In view of the above, it is considered that the proposals have caused less than substantial harm to the Grade II listed building affected by the works. The signage would comply with Sections 16 (3) including and 66 of (Listed Buildings and Conservation Areas) Act 1990, the Core Strategy for the City of Manchester, in particular Policies SP1, CC9, EN3 and DM1 and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester as the public benefit of the proposals is that they would assist with wayfinding for students and visitors and that previous fixing holes would be repaired.

It is considered that the public benefits of the proposal as described above would outweigh the low level of less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraphs 210 and 215 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Public safety - No issues.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 fully implemented in accordance with the following drawings and documents:

The site location plan received by the City Council as local planning authority on 30 November 2024

2no. drawings referenced XJ90069 received by the City Council as local planning authority on 24 February 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) A method statement for brick and mortar repair works along with samples of mortar and brickwork repairs shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the date of this decision. The approved repairs shall be implemented only in accordance with the approved information and shall be completed within 4 months of this decision.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 8 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 11 Block B, Cambridge North Hall, Cavendish Street, Manchester, M15 6TT
Flat 7 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 12 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 1 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 7 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 3 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 9 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 9 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 3 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Clitheroe House, Lower Chatham Street, Manchester, M15 6BY
Flat 1 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
St Augustines, Lower Chatham Street, Manchester, M15 6BY
Flat 9 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 7 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 1 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 9 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 8 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 4 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 4 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 12 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 8 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 10 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 4 Block B, Cambridge Hall North, 41 Cavendish Street, Manchester, M15 6TT
St Augustines Presbytery, Lower Ormond Street, Hulme, Manchester, M15 6BW
Flat 7 Block C, Cambridge North Hall, 4 Cavendish Street, Manchester, M15 6TT
Flat 12 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 4 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 11 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 3 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 10 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 1 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Ormond Building, Lower Ormond Street, Manchester, M15 6HX
Flat 3 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 10 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 10 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 11 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 11 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 8 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT

Flat 2 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL