

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141646/FO/2024

Date registered valid: 2 December 2024

Proposal: Relocation of brass signage plaques, repositioning of existing gas lamps and installation of new planters

Address: Arkwright House, Parsonage Gardens, Manchester, M3 2LF

Ward(s): Deansgate Ward

Applicant: Mr Robin Matthews Hillcrest Limited

Agent (if any): Mr Matthew Reilly Claremont Group Interiors

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

Recommendation: Approve

Date of recommendation: 24 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 December 2024

Standard consultations:

Printed: 13 December 2024 Expired: 6 January 2025

Neighbour notifications

Printed: 13 December 2024 Expired: 6 January 2025

Site notice

Posted: 17 December 2024 Expired: 10 January 2025

Press advert

Published: 17 December 2024 Expired: 7 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Parsonage Gardens Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

Arkwright House is a prominent addition to its context, with an imposing and well-proportioned frontages to Parsonage Gardens, Southgate and St Mary's Personage, and original metal windows, making a positive and important contribution to the character and appearance of the conservation area and the setting of a number of listed buildings, including the Grade II listed National Buildings to the north, the Grade II listed 3 St Mary's Parsonage to the west and the Grade II listed House of Fraser at 98-116 Deansgate to the east.

Description of development

Permission is sought for the relocation of brass signage plaques, repositioning of existing gas lamps and installation of new planters.

Consultations & Notification Responses

Highways – Advised the relocation of the gas lamps will project over 650mm into the adopted Parsonage Gardens and will require a projection over license.

The planters will be located on Parsonage Gardens which is adopted. The Site layout plan indicates the planters will not project further than the existing steps and a minimum of 3m of

footway will be retained which is acceptable. However, a table and chairs licence should be obtained.

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. One representation has been as part of that process. A summary of the comments:

- The passageway along the side of Arkwright House is dark and the lights are not consistently on.
- The relocation of the lights to the main entrance will impact on public safety as there will be reduced lighting along Parsonage Gardens. This is a dark and narrow thoroughfare in and out of the city centre towards many restaurants.
- There is no lighting across the actual crossing of Parsonage Gardens.
- Request for the current hours of the lamps and proposed hours.
- The planters should be natural and not plastic
- Paving stones outside the building are loose and a trip hazard

Officer response: The hours of the gas lamps will remain as existing from approximately 6/7pm until 12-2am. Parsonage Gardens is an adopted highway and is therefore maintained by the Council. Concerns with the amount of lighting and condition of the pavement has been raised with the relevant department.

Relevant History

Listed Building Consents

126930/LO/2020 - LISTED BUILDING CONSENT - Internal refurbishment of the ground floor reception and back of house areas. Decision: Approved

117592/LO/2017 - Internal fit out works to first floor office space to include new partitions, kitchen facilities and showers. Decision: Approved

Heritage Partnership Agreement

HPA/2017/001 - *Heritage Partnership Agreement*. Decision: Agreement signed 21.12.2017

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 DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

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

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-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

Issues

Visual amenity and Heritage

The proposal includes the relocation of signage and gas lamps to highlight the main entrance, utilising existing penetrations to minimise any impact on the historic fabric. The installation of panelled timber doors to replace existing modern glazed doors is supported as they would be more in keeping with the listed building.

The addition of freestanding planters to enhance the appearance of the entrance. These planters are not considered to conceal any features nor detract from the character of the building.

The external alterations as shown below in Figure 2 would enhance the overall appearance of the front elevation of the listed building and would make a positive contribution to the conservation area.

The proposal is considered to be acceptable and would comply with Policies DM1, CC9, EN1 and EN3 of the Core Strategy, DC18 and DC19 of the Saved UDP and the relevant paragraphs of the National Planning Policy Framework.

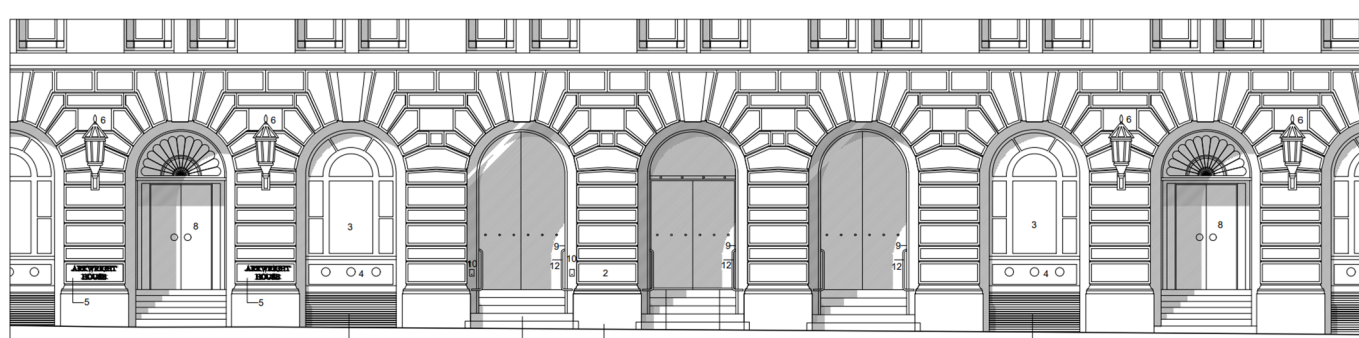
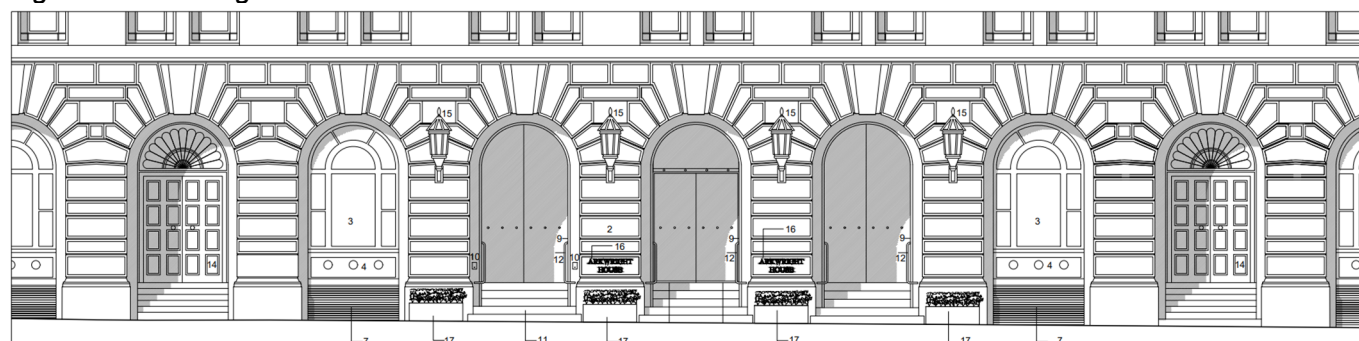


Figure 1 – Existing front elevation



*Figure 2 – Proposed front elevation
Impact on the Highway*

The planters will be located on Parsonage Gardens which is an adopted highway. The Site layout plan indicates the planters will not project further than the existing steps and a minimum of 3m of footway will be retained which is acceptable as it would not result in any obstruction to pedestrians.

The proposal would not result in any impact on the highway network and complies with Policy DM1 of the Core Strategy.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Building Elevations: E013826 EB 220
- Front Entrance Elevations: E013826 EB 221
- Door Elevations and Sections: E013826 EB 222

All stamped as received by the City Council as Local Planning authority on the Received 2 December 2024.

- Proposed Site Layout Plan: E013826 AF 002 (Received 10 January 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.

Informative

1. The applicant will be required to apply for projection over licence. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicant's expense.
2. Given that the proposed planters are to be located on the adopted footway/highway, a tables and chairs licence should be obtained via emailing premises.licensing@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Sixth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Second Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
LOPIAN GROSS BARNETT AND CO, Sixth Floor And Seventh Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LG
Revolution Bar, Parsonage Gardens, Manchester, M3 2LF
Fifth Floor Suite D, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
14 St Mary's Street, Manchester, M3 2LB
Flat 55, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 56, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 99, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 102, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 19, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 70, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 98, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 2, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 72, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 106, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 37, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 87, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
39 King Street West, Manchester, M3 2PW
Sixth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
16 St Mary's Street, Manchester, M3 2LB
Flat 29, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 10, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 30, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 34, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 40, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 46, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 112, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 68, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 6, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 16, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 84, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 83, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
45 King Street West, Manchester, M3 2PW
Eighth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
First Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Flat 24, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 7, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 91, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 78, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 23, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 75, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 39, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 111, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 8, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 104, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 64, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 3, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 59, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
12 - 12A St Mary's Street, Manchester, M3 2LB
Flat 100, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 119, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 121, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 71, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 44, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 108, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 67, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 94, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 49, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 28, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 35, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 63, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 80, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 27, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 110, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Second Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Basement, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
ROGER HANNAH AND CO LTD, Lower Ground Floor, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DF
Flat 1, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 114, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 74, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 4, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 66, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 103, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 57, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 73, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 81, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 5, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 113, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
35 King Street West, Manchester, M3 2PW
Ground Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
KUIT STEINART LEVY LLP, 3 St Mary's Parsonage, Manchester, M3 2RD
Flat 85, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 31, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 45, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 89, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 101, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 38, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 96, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 86, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 33, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 17, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 82, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 15, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 36, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 52, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 58, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Smile Stylist Limited, First Floor, 98 - 106 Deansgate, Manchester, M3 2QG
San Carlo Ciccetti Restaurant, House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
37 King Street West, Manchester, M3 2PW
41 King Street West, Manchester, M3 2PW
First Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Third Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Fifth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Ground Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
Flat 32, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 20, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 18, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 107, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 97, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 47, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 48, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 117, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
47 King Street West, Manchester, M3 2PW
Fifth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Seventh Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
Flat 65, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 77, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 95, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 9, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 62, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 120, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 60, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 11, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 14, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 26, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Ground Floor Suite 1, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 53, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 69, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 79, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 43, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 25, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 61, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 41, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 90, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
43 King Street West, Manchester, M3 2PW
Seventh Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
CLAIMS CONSULTING SOLUTIONS LTD, Fourth Floor, Cardinal House, 20 St Mary's
Parsonage, Manchester, M3 2LY
Third Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Fourth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Flat 50, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 13, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 105, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 21, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 92, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 54, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 12, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 88, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 42, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 22, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 93, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 51, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 116, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 76, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Ground Floor, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 118, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

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 - Parsonage Gardens Conservation Area 1985
Area Team Boundary - Name: CENTRAL