

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141297/LO/2024		
Date registered valid:	11 November 2024		
Proposal:	LISTED BUILDING CONSENT for Internal Structural Works to Plant Room		
Address:	17-23 St Anns Square, Manchester, M2 7PW		
Ward(s):	Deansgate		Ward
Applicant:	Watches of Switzerland Company Limited		
Agent (if any):	Mrs Katie Parfett-Bass Savills (UK) Limited		
Case officer:	Emily		Booth
	Tel: 0161 234		4193
	Email: emily.booth@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	23 December 2024		

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 6 November 2024

Standard consultations:

Printed: 13 November 2024 Expired: 4 December 2024

Neighbour notifications

Printed: 13 November 2024 Expired: 4 December 2024

Site notice

Posted: 13 November 2024 Expired: 4 December 2024

Press advert

Published: 19 November 2024 Expired: 10 December 2024

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 Building that dates from the late 19th century. It was constructed as a purpose-built commercial building with shops and storerooms at ground floor and offices above. Built in Italianate style, the St Ann's Square elevation is a prominent ornamented façade. Although a modern intervention, the shopfronts at ground floor are a sympathetic addition to the Grade II listed premises, reflective of the proportions, appearance and materials of the upper storeys, contributing to a cohesive and attractive appearance overall.

The building is located in the St Ann's Square Conservation Area, in the immediate setting of a number of Grade I, Grade II* and Grade II listed buildings, including the Grade I listed St Ann's Church and the Grade II* listed Former Bank with attached Manager's House at 25 St Ann's Street. The building makes an important and positive contribution to these assets in its current form and is a key contributor to the area's distinctive character, sense of place and history.

Internally the ground floor of the building has been significantly altered and has lost a lot of detailing. Features such as columns do however remain and sympathetic cornicing exists within some parts. Past alterations have damaged the space. The basement however is more intact.

The building is within the central shopping and business area of the City Centre and surrounding uses include shops, offices, residential accommodation, bars, restaurants and entertainment venues. St Ann's Square is a hard landscaped public square in Manchester City

Centre that accommodates a Grade II Listed statue named Cobden's Statue and the Grade II Boer War Memorial and other non-listed sculptures and is frequently used for events including the Christmas Markets. It is part of a major shopping area.

Relevant Planning History

Applications referenced 139944/LO/2024 and 139943/FO/2024 was approved in July and allowed internal and external alterations to allow use as a jewellery store.

Description of development

Listed Building Consent is sought for the demolition and reinstatement of the non-original plant room structure to the rear of the ground floor due to structural weaknesses including bowing and large voids, poor quality construction, deficient walls and an inadequately supported beam causing a high risk of collapse and inadequate ceiling height.

Consultations & Notification Responses

Publicity - 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

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

The structural intervention proposed would affect an area of the ground floor of the building that is of non-original construction. The works would stabilise the floors above which without the current temporary support could be damaged. These works have been supported with acceptable justification and information and are considered to be required to make this area of the building safe.

Due to the structural instability of this area of the building we weren't able to access it as part of our site visit so are relying on the photographs and information submitted.

The above-described works affect non-original fabric, and the stabilization of this fabric would be beneficial to the condition of the listed building and protect it from damage. These works are therefore 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. It is considered that the public benefits of stabilising the building so that it can be retained as complete as possible for appreciation by future generations and protect occupiers of the above floors from injury would be sufficient to justify this proposal if it was needed.

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

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 site location referenced 1357.P.00.050 received by the City Council as local planning authority on 11 November 2024

The drawings referenced

1357.P.01.099 Rev A
1357.P.01.100 Rev A
1357.P.01.199 Rev A
1357.P.01.400 Rev A
1357.P.02.099 Rev A
1357.P.02.100 Rev A
1357.P.02.199 Rev A
1357.P.02.300 Rev A
1357.P.02.399 Rev A
1357.P.03.200 Rev A

received by the City Council as local planning authority on 11 Nov 2024

1357.P.01.200 Rev B
1357.P.02.200 Rev B
1357.P.02.400 Rev B

received by the City Council as local planning authority on 29 Nov 2024

1357.P.02.299 Rev C
1357.P.04.106
1920-SK00019

received by the City Council as local planning authority on 19 December 2024

The Heritage Statement prepared by Donald Insall Associates received by the City Council as local planning authority on 29 November 2024

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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF
Fifth Floor, 2 Old Bank Street, Manchester, M2 7PF
Second Floor, 2 Old Bank Street, Manchester, M2 7PF
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF
First Floor, 15 St Ann's Square, Manchester, M2 7PW
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF
Basement And Ground Floor, 2 Old Bank Street, Manchester, M2 7PF
Fourth Floor, 2 Old Bank Street, Manchester, M2 7PF
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
Old Bank Chambers, 25 St Ann Street, Manchester, M2 7LG
2 Old Bank Street, Manchester, M2 7PF
BARCLAYS, 17 - 21 St Ann's Square, Manchester, M2 7PW
Third Floor, 2 Old Bank Street, Manchester, M2 7PF
EE, 23 St Ann's Square, Manchester, M2 7PS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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 (Less) -
Area Team Boundary - Name: CENTRAL