

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141286/LO/2024

Date registered valid: 18 October 2024

Proposal: Listed building consent for repair works to existing war memorial

Address: St Johns Roll Of Honour , 3 Byrom Street, Manchester, M3 3HN

Ward(s): Deansgate Ward

Applicant: Mr John-Luke Smith Manchester City Council

Agent (if any):

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06/12/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 11 November 2024

Standard consultations:

Printed: 29 October 2024 Expired: 19 November 2024

Neighbour notifications

Printed: 29 October 2024 Expired: 19 November 2024

Site notice

Posted: 11 November 2024 Expired: 2 December 2024

Press advert

Published: 5 November 2024 Expired: 26 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

St John's Roll of Honour is located on the east elevation of Cobden House which is grade II* listed. The building is a red brick Georgian Town House constructed circa 1775. The memorial plaque is fixed to the exterior brickwork sited 2 metres above street level. The memorial takes the form of a dark brown painted and glazed wooden casing featuring side pilasters supported by a corniced top. The case holds a wooden board bearing gold-painted inscription and names. It is not clear when the memorial was attached to the listed building but is listed by virtue of being attached to the building and mentioned in the listing description. It also lies within St Johns Street Conservation Area.

Listed building: Not applicable

Conservation area: St John Street Conservation Area 1970

Tree Preservation Order:

Description of area

The area relates to St John Street Conservation Area, which lies just west of Deansgate. The street takes its name from the Georgian Church which stood on the site of what is now St. John's Gardens. From the historic maps it appears that the houses in the street were built in phases between 1770 and 1850. The majority of the buildings on the street are Grade II listed, being some of the few remaining examples of Georgian architecture in Manchester's city centre. The surrounding area comprises mainly commercial uses as the properties in St. John Street are largely used for Class E office uses.

Description of development

The application proposes to replace the timber casing to the memorial due to its poor condition. The works include:

- Careful dismantling of the existing plaque and securing the memorial plaque behind.
- Cleaning and checking the condition of the oak memorial plaque with re-instatement upon completion of the new external frame.
- Design and installation of a new timber surround based on the previous photographic evidence of the memorial.
- Installation of lead weathering above the plaque to safeguard both the timber surround and internal memorial plaque.

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 a conservation area. Letters were sent to surrounding occupiers notifying them of the development. One representation has been received as a result of this publicity:

-Occupiers of the building have been concerned about the condition of the memorial and support the proposal.

Historic England - Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

Issues

The main policies that relate to this application are SP1 (Spatial Principles), DM1 (Development Management), CC9 (Design and Heritage) and EN3 (Heritage) of the Manchester Core Strategy (2012), saved policies DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan for Manchester and Section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

The supporting Heritage Statement has identified that the timber casing to the memorial is not original from historic photos. The original featured different mouldings, a deeper further projecting cornice detail and metal lettering. The original location of the memorial is unknown and by virtue of being attached to a listed building has some significance, but this is considered to be at the lower end.

The current timber casing is now in a poor condition, leaving the memorial vulnerable to damage and detracting from the appearance of the listed building to which it is affixed. Hence it is proposed to replace this with new timber framing. This would be constructed to replicate the casing seen in the available historic photographic evidence. The new casing would be manufactured in Accoya (referenced in MCC tender prepared by Buttress 17-09-24) which is a durable engineered timber, thereby ensuring the new case is sufficiently robust to have longevity.

It is considered that the scheme would be beneficial as it would restore the historic character and authenticity of the asset. The enhancements to the appearance of the memorial will also enhance the listed building and the conservation area. As such there would be no harm to heritage significance. As per the supporting schedule of works, drawings at 1:5 together with a physical sample of mouldings are to be provided. Appropriate conditions attached to this approval would require these elements to be submitted for approval by the LPA, to ensure the new casing is implemented to a conservation standard and in keeping with historic photos.

Given the above, it is considered that the proposed works would enhance the appearance of the listed building and conservation area and thus the works are supported pursuant to policies DM1, EN3 and CC9 of the Manchester Core Strategy (2012), saved policies DC18 and DC19 of the Unitary Development Plan for Manchester (1995) and section 16 of the NPPF. Therefore, the application is recommended for approval.

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.

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:

-Drawing - Proposed 9752 -BUT- XX- XX- DR-A-04001 P1 WAR MEMORIAL ELEVATION AND DETAILS

-Supporting Information DESIGN AND ACCESS & HERITAGE IMPACT ASSESSMENT

-Supporting Information MANCHESTER CITY COUNCIL-FRAMEWORK

-Supporting Information SCHEDULE OF WORKS

All received by the City Council, as Local Planning Authority, on 18/10/2024

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.

3) Prior to the commencement of the development hereby approved, full and final details of the proposed case shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of drawings at a 1:5 scale. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN3, CC9 and DM1 of the Core Strategy (2012).

4) Prior to the commencement of the development hereby approved, samples of the materials the casing shall be constructed from shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include product specifications and physical samples of the paint finish to the timber. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN3, CC9 and DM1 of the Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

10 Byrom Street, Manchester, M3 3BF
Flat 303, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 302, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 301, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 203, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 202, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 201, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 103, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 102, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 101, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G03, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G02, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G01, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Opera House, Quay Street, Manchester, M3 3HP
Office 3 Second Floor, 19B Quay Street, Manchester, M3 3HN
Office 2 Second Floor, 19B Quay Street, Manchester, M3 3HN
Office 1 Second Floor, 19B Quay Street, Manchester, M3 3HN
Third Floor, 19B Quay Street, Manchester, M3 3HN
Lime Blue (O) Part Second Floor, 19B Quay Street, Manchester, M3 3HN
FLIPBOOK LTD, First Floor, 19B Quay Street, Manchester, M3 3HN
Ground Floor, 19B Quay Street, Manchester, M3 3HN
19B Quay Street, Manchester, M3 3HN
The Old Schoolhouse, 14 Byrom Street, Manchester, M3 4PP
17 Quay Street, Manchester, M3 3HN
19 Quay Street, Manchester, M3 3HN

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 John Street Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL