



PLANNING AND HERITAGE STATEMENT

25-27 TIB STREET

Flavourcot Restaurant Ltd



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Flavourcot Restaurant Ltd

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WSP

8 First Street

Manchester

M15 4RP

Phone: +44 161 200 5000

WSP.com

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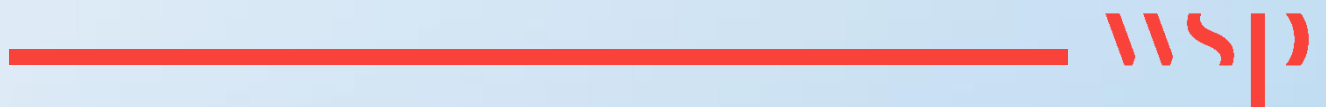
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1

INTRODUCTION AND SITE CONTEXT



1 INTRODUCTION AND SITE CONTEXT

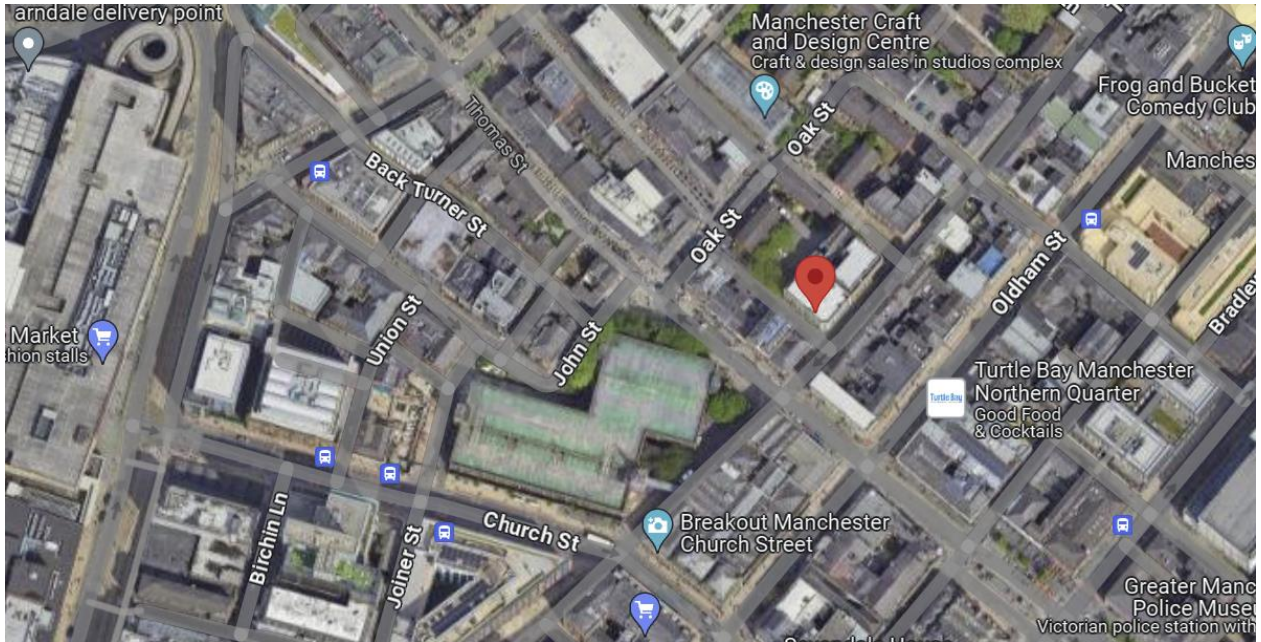
INDTROCUTION

- 1.1.1. On behalf of the applicant, Flavourcot Restaurant Ltd, please find enclosed an application for full planning permission for the following development.
- 1.1.2. “Alterations to the external elevations of 25-27 Tib Street”.
- 1.1.3. This application has been submitted via the Planning Portal (ref: PP-13197344) and alongside this planning and heritage justification letter comprises the following documents:
 - Application Form;
 - Site Location Plan;
 - Existing Elevations (ref: E1_AE_APRICOT);
 - Existing Elevations (ref: E2_AE_APRICOT);
 - Proposed Elevations (ref: E1_AP_APRICOT);
 - Proposed Elevations (ref: E2_AP_APRICOT);
- 1.1.4. The planning application fee has been paid via the Planning Portal.
- 1.1.5. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), this Statement considers the proposal against the relevant national and local policies and any other material considerations pertinent to the assessment of the development.
- 1.1.6. It is demonstrated throughout this report that there are no adverse impacts arising from the development proposals which would significantly and demonstrably outweigh the benefits.
- 1.1.7. On this basis, and in accordance with the NPPF presumption in favour of sustainable development, the application should be supported and approved without delay.

SITE AND SURROUNDINGS

- 1.1.8. The application site is located at 25-27 Tib Street, Manchester. The site is located within Manchester’s Northern Quarter, with a host of bars, restaurants, shops, and residential units in close proximity. An aerial image of the site is provided in Figure 1 below.
- 1.1.9. The site sits within the Smithfield Conservation Area. The site is not a listed building. The closest listed building is Grade II listed 105 Oldham Street (ref: 1246432) which does not have intervisibility with the site. The site is in flood zone 1 and so has a low risk of flooding.
- 1.1.10. The site is not designated or allocated under the Manchester Core Strategy.

Figure 1: Aerial view of the site.



- 1.1.11. The site currently consists of an existing shop which is modern in nature, for instance the external building has been clad with plywood and is in a poor visual condition with graffiti. There seems to have been modern alterations over the years, such as the existing entrance door, roller shutters, and windows. An image of the shopfront is shown in Figure 2 below.

Figure 2: Image of shopfront.



PLANNING HISTORY

- 1.1.12. A planning history search was carried out using Manchester Council's on-line search facilities, with the results shown below for the specific site and the wider building.

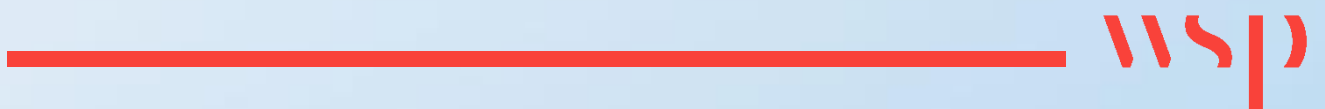
Reference	Description	Decision / Date
034378	Elevational alterations and change of use of upper floors to 15 flats and basement to restaurant	Granted Aug 1989

042206	Use of portion of shop for the manufacture of candles	Granted 03 Nov 1992
049433/FO/CITY1/96	Refurbishment of shop front	Granted 12 Jun 1996
041988	Construction of a private flat on 4th floor of existing building	Granted 21 Jan 1993
067974/FO/2003/C1	Refurbishment of existing building and 2 additional floors to provide mixed use development comprising 18 no. apartments on upper floors, A1 (shop) and A3 (food and drink) uses at ground level and A3 (food and drink) use at basement	Granted 21 Aug 2003

- 1.1.13. Whilst there are no plans available on the public access portal, the planning applications above show that there have been numerous modern alterations to the shopfront.

2

THE PROPOSAL



2 THE PROPOSAL

- 2.1.1. This application seeks permission for the alteration of the external elevations of 25-27 Tib Street.
- 2.1.2. The submitted plans show that this relates to the following:
- Existing back door to be replaced and painted;
 - Existing double door entrance to be replaced with single door;
 - Black framed window to be replaced with bifold windows;
 - Removal of existing plywood cladding to expose brickwork;
 - Existing façade cladding replaced with reclaimed light wood scaffold board cladding;
 - Existing plywood header replaced with clad corning;
 - Addition of wood planters and plant pots; and
 - Addition of hung menu.
- 2.1.3. The advertisement will be sought under a separate consent at a later time and is not included in this application.
- 2.1.4. The proposed changes are to facilitate the units use for a restaurant/café. It was last used for retail, which falls in Use Class E. A restaurant/café also falls in Use Class E and therefore permission for the use is not required.

3

PLANNING POLICY



3 PLANNING POLICY

- 3.1.1. This section sets out planning policy relevant to the application site and the proposed development. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.1.2. The Council's Development Plan includes the Manchester Core Strategy (2012) and supplementary planning documents. The National Planning Policy Framework (NPPF) is also an important material consideration in determining planning applications.

NATIONAL PLANNING POLICY FRAMEWORK (2023)

- 3.1.3. At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 11 states that development proposals that accord with the Development Plan should be approved without delay.
- 3.1.4. The objectives, outlined at paragraph 8, include that planning should:
- help to build a strong, competitive economy;
 - contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land; and
 - support the transition to a low carbon future.
- Making effective use of land
- 3.1.5. Paragraph 123 states that decision should promote an effective use of land.
- Achieving well-designed places
- 3.1.6. Paragraph 131 stresses the importance of planning positively for “the creation of high quality, beautiful and sustainable buildings and places”, noting that this is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development as it creates better places in which to live and work and helps make development acceptable to communities.
- 3.1.7. Paragraph 135 stresses that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive, sympathetic to the local character, establish a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks, and address the connections between people and places and the integration of new development into the natural, built and historic environment.
- Conserving and enhancing the historic environment
- 3.1.8. Paragraph 200 states that LPAs should require applicants to describe the significance of heritage assets affected, including the contribution made by their setting. It is important to note that the level of detail included should be proportionate to the asset's importance and assess the potential impact of the proposal on the significance of the asset proportionately.
- 3.1.9. Paragraph 201 dictates that LPAs should identify and assess the impact of development in particular relation to the significance of the heritage assets, in line with the proportionate assessment as defined in paragraph 194.

- 3.1.10. Paragraph 203 states that LPAs 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.
- 3.1.11. Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 3.1.12. Paragraph 208 highlights 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, where appropriate, securing its optimum viable use
- 3.1.13. Paragraph 212 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Building a strong, competitive economy

- 3.1.14. Chapter 8 states that significant weight should be placed on the need to support economic growth and productivity through development.

LOCAL PLANNING POLICY

- 3.1.15. The Core Strategy for Manchester Council was adopted in 2012 with an addendum in 2024 to reflect the Places for Everyone Plan. The policies relevant to this application are outlined below.
- 3.1.16. Policy CC 9 'Design and Heritage' – The policy states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- 3.1.17. Policy EN 1 'Design Principles and Strategic Character Areas' – The policy states that opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.
- 3.1.18. Policy EN 3 'Heritage' – The policy states that the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- 3.1.19. The Addendum to the Manchester Core Strategy (2024) states that the following paragraph of Policy EN 3 "New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings,

registered parks and gardens, conservation areas and archaeological remains” is replaced by PfE Policy JP-P2, this is outlined below.

PLACES FOR EVERYONE

- 3.1.20. Places for Everyone is a joint plan across nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). The plan was adopted in March 2024.
- 3.1.21. The policies of relevance to this application are highlighted below.
- 3.1.22. Policy JP-P1 Sustainable Places states developments should seek to:
- Conserve and enhance the natural environment, landscape features, historic environment and local history and culture
 - Enables a clear understanding of how the place has developed; and
 - Respect and acknowledge the character and identify of the locality in terms of design, siting, size, scale and materials used.
- 3.1.23. Policy JP-P2 Heritage states that developments should deliver positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing. The following was removed from the plan “development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area”.
- 3.1.24. The policy adds that 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 character, identity, and sense of place.

SMITHFIELD CONSERVATION AREA APPRAISAL

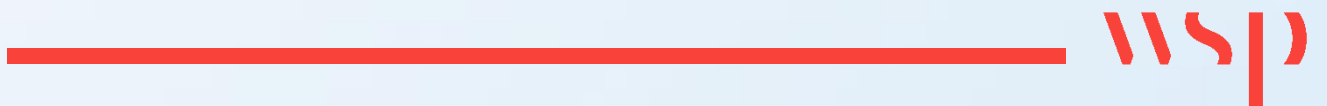
- 3.1.25. The Smithfield Conservation Area is comprised of both larger and smaller buildings which exhibit a great variety in style, but also a common unity which designers of new and refurbished buildings should acknowledge. However, superficial copies of historic buildings do not make a positive contribution to the historic character of the area. Each building should have a vitality of its own.
- 3.1.26. Development control in Smithfield is aimed at encouraging development and activity which enhances the prosperity of the area, whilst paying attention to its special architectural and visual qualities. Quality is the overriding aim in any new proposal, and this can be provided in either sensitive refurbishment of existing buildings or the appropriate design of new buildings. The urban design context is vital in this conservation area.
- 3.1.27. Acknowledgement should be given to the characteristics of massing, proportions, elevational subdivision, colours and materials of adjacent buildings in the design of the modern additions.
- 3.1.28. Shop security is as relevant in this conservation area as in other parts of the city centre, but the use of solid shutters on the outside of shop fronts has proved environmentally unattractive, removing visual interest as well as light for passers-by. It is recommended that when shopfronts are replaced, they should incorporate structural members both vertically and horizontally, in order to provide a greater degree of security. This may be carried out in a traditional manner, with a stallriser, or it

might be achieved with a more modern design. Sub-division of the front also makes good sense, as replacement of individual parts is much cheaper than re-installing an entire shopfront.

- 3.1.29. Minor works, such as replacement of windows, will, if they alter the appearance of a building, require prior approval of the City Council.

4

LOCAL HISTORIC CHARACTER



4 LOCAL HISTORIC CHARACTER

- 4.1.1. The site is located in an existing area characterised by many bars, shops and restaurants which have experienced modern additions and display modern aesthetic features.
- 4.1.2. Tib Street is dominated by active frontages creating a vibrant retail atmosphere.
- 4.1.3. Historically the ground floor of the site has consisted of active frontages. The ground floor has been used as a retail store since at least 1959, as shown in Figure 3.
- 4.1.4. Figure 3 displays the storefront with a large fascia sign located above the entrance way and, smaller advertisements located along the southern elevations.
- 4.1.5. The shopfront's most prominent historical feature includes its traditional corner form and scale that is in keep with traditional retail stores across Manchester and the Smithfield Conservation area.
- 4.1.6. Figure 4-1 - 25 Tib Street (previously 34) photographed in 1959 (Source: Manchester Archives) Previously marked as 34 Tib street in 1959, the site can be seen to have had an additional floor added at some point between 1959 and the present day. This also displays multiple alterations that have occurred to the site throughout history.



Figure 3 - 25 Tib Street (previously 34) photographed in 1959 (Source: Source Manchester Archives)

- 4.1.7. The occupants in Figure 3, Langmans Limited, were incorporated in 1943. It can be assumed that the site has been an active location since 1943.



Figure 4 - 25 Tib Street photographed in 1984 (Source: Manchester Archives)

- 4.1.8. Figure 4 shows the retention of the site as a corner retail store. The external design of a large active frontage has remained.
- 4.1.9. In 1984, the site had covered the large retail window on the western elevation towards carpenter street with a wooden block, this negatively influenced the sites visual appeal. The large wooden blocks covering the sites external elevations created an inactive frontage that impacted the overall streetscape.
- 4.1.10. Figure 4 also displays a separation of the fascia signs above the door and windows to create a steeped appearance and to provide further emphasis on the advertisements.



Figure 5 - 25 Tib Street photographed in 1995 (Source: Manchester Archives)

- 4.1.11. Figure 5 displays how the site has retained its corner form and active frontages throughout history. The exterior of the store was revitalised to include the wooden panels hidden underneath wooden blocks in 1984.
- 4.1.12. The stores frontage in 1995 includes the addition of modern roller shutters over the large retail windows. These shutters include a small overhang on top of the windows providing depth to the exterior design.
- 4.1.13. The site also retained its stepped entrance along with a new hanging sign blocking part of the southern elevation.

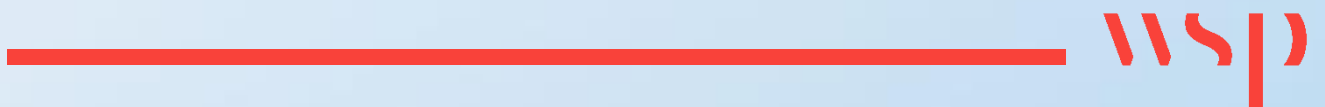


Figure 6 - 25-27 Tib Street photographed in 2011 (Source: Manchester Archives)

- 4.1.14. 25 Tib Street's modern appearance has been in place since 2011, as seen in Figure 6. As with the historical elevations of the site, Figure 6 depicts the large fascia signs across the top of the site, and a distinctive boundary between the retail ground floor and the upper floors of the building.
- 4.1.15. As shown in Figure 6, the site has extended into 27 Tib Street creating a larger internal area. This has also resulted in an extended frontage along Tib Street that matches the appearance of the original external elevations of the site. The continuous colour scheme and additional display windows create a fluent, undisturbed side elevation to the site.

5

PLANNING AND HERITAGE JUSTIFICATION



5 PLANNING AND HERITAGE JUSTIFICATION

METHODOLOGY

5.1.1. The preparation of this document has been guided by the following documents:

- Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (Historic England, 2019);
- Conservation Principles, Policies and Guidance (English Heritage, 2008);
- Planning Practice Guidance on Conserving and Enhancing the Historic Environment (DCLG, 2014);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2014);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2017); and
- British Standard 7913: 2013: Guide to the conservation of historic buildings (BSI, 2013).

SOURCES CONSULTED

5.1.2. This statement has been prepared taking into consideration the historical background of the site and the wider area. Sources consulted included:

- Historical mapping from the National Library of Scotland; and
- Historic Environment Record (Greater Manchester Archaeological Advisory Service).

ASSESSMENT OF SIGNIFICANCE

HERITAGE VALUES

5.1.3. The document Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage, 2008) identifies four principal heritage values that should be taken into account when assessing significance. These values are:

- Evidential - deriving from the potential of a place to yield evidence about past activity;
- Historical - deriving from the ways in which people, events and aspects of past life can be connected through a place to the present;
- Aesthetic - deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- Communal - deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

5.1.4. The assessment of the significance of the heritage assets identified uses these heritage values.

5.1.5. There are no listed buildings which share immediate views with the site and thus the assessment focuses on the Smithfield Conservation Area only.

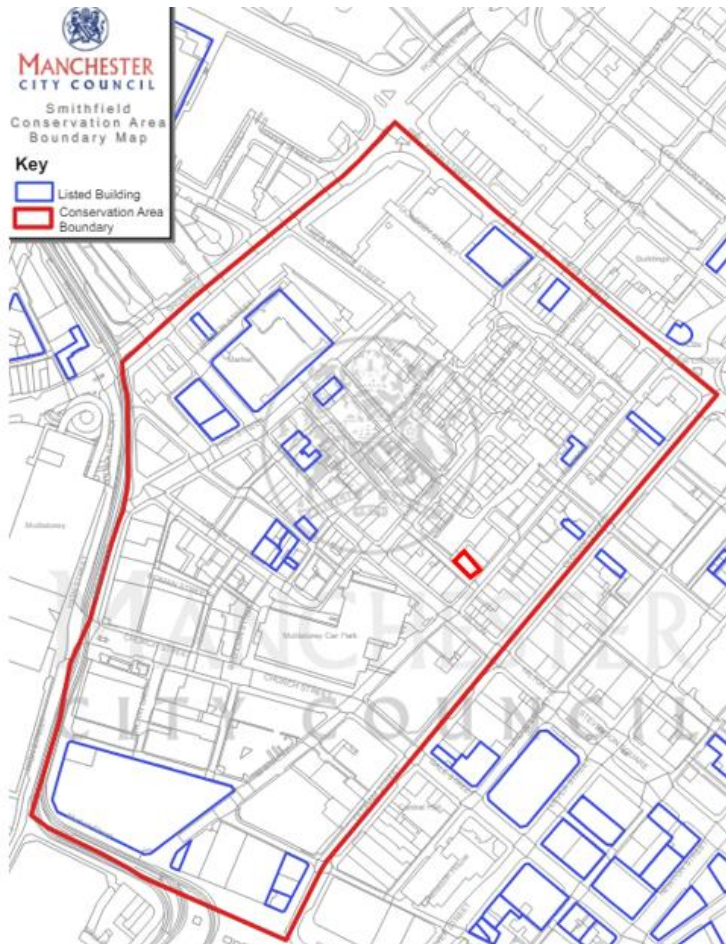
CONSERVATION AREA

Statement of Significance

5.1.6. The Smithfield Conservation Area was designated in 1987. Figure 4 provides the current extent of the Conservation Area.

- 5.1.7. The site is in close proximity to new build development to the southwest of the conservation area and is characterised by a commercial feel with many bars, shops, and restaurants which have experienced modern additions over the years.
- 5.1.8. The site is not mentioned in the Council's Smithfield Conservation Appraisal, and it is not a listed building. Therefore, the site does not significantly contribute to the designation of the wider conservation area as per paragraph 212 of the NPPF.

Figure 4: Smithfield Conservation Area (site in red).



- 5.1.9. The property at 25-27 Tib Street is a 5 storey building (with a rooftop extension), with a corner access door and large modern windows at ground floor level on each of its street facing façades. The windows have externally mounted roller shutters. The ground floor façade has more modern wooden panels with large retail windows, with fascia signage above. The building as a whole is a positive contributor to the conservation area, largely due to its corner form and scale. The ground floor however is a neutral or negative detractor due to its externally mounted shutters and existing cladding.

Impact on Significance

- 5.1.10. The proposal seeks to allow additional light and ventilation into the unit through the addition of the bifold windows and a glazed door. Additionally, the proposal will allow a better engagement with the street scene through the removal of roller shutters and door shutters. The Smithfield Conservation

Area Appraisal states that the use of solid shutters has proved environmentally unattractive, removing visual interest. This proposal seeks to remove the shutters as part of the works to bifold windows and new doors, further enhancing the attractiveness of the premise and aligning with the recommendation of the conservation area appraisal.

- 5.1.11. Similarly, removing the existing cladding to expose the brickwork will offer an enhancement to the conservation area as it will remove a modern addition whilst removing the graffiti on the unit. Therefore, there will be a positive contribution to the conservation area by ensuring the site is of high design quality, aligning with paragraph 131 and 135 of the NPPF and policy CC9 of the Local Plan.
- 5.1.12. The existing elements of the building which are to be removed (roller shutter, door shutter, double entrance door, windows, and cladding) are modern and therefore the interventions will not adversely impact on the architectural quality of the building. Instead, the proposal seeks to enhance the aesthetics of the building, making the premises much more appealing and promoting the active use of the site, in line with policy EN3 of the local plan.
- 5.1.13. Indeed, the planning history at the site shows that overtime there has been numerous changes to the external elevations of the building, with modern additions. Therefore, the ground floor premises is not historically significant and of itself does not contribute to the designation of the conservation area. The graffiti, shutters, and modern windows at the site detract from the conservation area.
- 5.1.14. The proposal has been sensitively designed to ensure that the historic environment is conserved and enhanced where possible. For example, the Smithfield Conservation Area Appraisal states that the urban design context is vital in this location and acknowledgment should be given to the characteristics of adjacent buildings in the design of modern additions. This proposal responds to nearby premises which adopt a similar style to the proposal, such as bifold doors/windows and exposed brickwork.
- 5.1.15. There has been previous planning permissions granted within the Smithfield Conservation Area for the installation of bifold doors, such as application ref: 110649/FO/2015/C2 which granted permission in 2016 for the “Erection of a replacement shopfront with bifolding doors (proposal includes retaining a canopy and two tables and four chairs sited on the pavement outside the barfront window approved under application ref no 101067) and removal of roller shutter” at 57 Thomas Street, which is approximately 100 metres from the site and falls within the same conservation area. The image below shows the bifold doors at the site. The premises does not contain any cladding but similar to this proposal, exposes the brickwork.

Figure 5: 57 Thomas Street



- 5.1.16. Within the submission pack for the above application (ref: 110649/FO/2015/C2) it was noted that the Council wished for something similar to 'Common restaurant' which is approximately 90m from this site and has bifold windows as shown below.

Figure 6 – Common Restaurant



- 5.1.17. The above examples show that the principle of this proposal within the immediate area is acceptable.

- 5.1.18. The proposal will adopt similar materials, colours, and scale to the above examples, acknowledging the locality of the surrounding area and ensuring that the premises is compatible with buildings nearby as is outlined in policy JP-P1 of PfE and the Smithfield Conservation Area Appraisal.
- 5.1.19. As demonstrated above, the proposal would lead to a positive contribution to the Conservation area since currently the site can be argued to be a detractor to the conservation area. Further through the size, design, and materials it would be in keeping with the overall character and appearance of the Conservation Area.
- 5.1.20. The proposal also provides numerous benefits which enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of the site, and to social wellbeing, including:
- Removal of shutters and an improvement in the overall attractiveness of the site (aligned with paragraph 131 and 135 of the NPPF);
 - Improving the attractiveness for customers (aligned with paragraph 131 and 135 of the NPPF);
 - Creation of jobs (aligned with chapter 8 of the NPPF);
 - Support to an independent business and helping the viability of a local business (aligned with chapter 8 of the NPPF); and
 - Support to its contribution to the vitality and character of the area and overall improvement to the environment including cleaning up the graffiti and exposing brickwork (aligning with local plan policy CC9, EN3, and PfE JP-P2).

6

CONCLUSION



6 CONCLUSION

CONCLUSION

- 6.1.1. Delivering the proposal at the site will result in a range of economic, social, and environmental benefits to the local area and community including:

A Positive Economic Role

- 6.1.2. The proposal will positively and proactively support economic growth, supporting a local independent business which helps underpin the success of the area. The proposal will allow an improvement to an existing space, adding street level vitality and vibrancy, through better connection between the use and the street. This fully aligns with the requirements and ambitions of local and national policy to support thriving town and city centres.

A Positive Social Role

- 6.1.3. The development proposals offer an attractive improvement to the existing premises which will provide a benefit to the local community, customers and support creating local jobs.

A Positive Environmental Role

- 6.1.4. The proposal allows for the improvement of the frontage of the premises and the proposal removes existing vandalism, providing a positive contribution to the conservation area. The removal of shutters will improve the building's contribution to the conservation area during the day and night.
- 6.1.5. Overall, the proposed development is in full accordance with the adopted development plan, PfE and aligns with the aims of the NPPF. The proposal will have a positive impact to the character and appearance of the conservation area, with the proposal chosen to improve the appearance of premises.
- 6.1.6. This planning and heritage statement has demonstrated that the proposal is compliant with both national and local policy. The application should therefore be approved without delay.



8 First Street
Manchester
M15 4RP

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