

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141009/FO/2024
Date registered valid: 12 September 2024
Proposal: Installation of external lightning protection
Address: Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ward(s): Deansgate Ward

Applicant: Mr Fergus Evans Grosvenor OEI Limited
Agent (if any): Mr Stephen Levrant Heritage Architecture Ltd
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22/11/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 September 2024

Expired: 16 October 2024

Site notice

Posted: 25 September 2024

Expired: 16 October 2024

Press advert

Published: 1 October 2024

Expired: 22 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed Canada House. The property is a seven storey former packing warehouse now office block, with recessed sixth and seventh floor, dating from 1909, and featuring a façade of buff terracotta. Internally, the application site has undergone extensive refurbishment under permission 115863/LO/2017. The site features original single glazed timber cased windows on all elevations.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area forms the heart of Manchester City Centre, with the site lying to the west of Oxford Road and to the south of St Peters Square. Neighbouring properties are in a variety of commercial uses, mainly consisting of offices (Class E), food retail units (Class E) and drinking establishments (Sui Generis). To the north of the site lies the Grade II listed Princes Buildings at no18, no20 and no24-28 Oxford Road. To the south of the site lies the Grade II Listed Lee House at no90 Great Bridgewater Street.

Description of development

The application seeks consent for the installation of external lighting protection.

Proposed lighting protection methods encompass the installation of 9no full height PVC sheathed aluminium conductors along the property's existing downpipes, which would then also feature non-metallic DC clips spaced at 1000mm intervals. 1no conductor would be installed on the property's front elevation on Chepstow Street, 2no on its rear elevation along Great Bridgewater Street, with 3no being installed on both its side elevations along Chepstow Street South and Isabelle Street.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

141010/LO/2024 - Listed Building Consent for installation of internal secondary glazing and external lightning protection – Application under consideration.

115863/LO/2017 - Listed Building Consent for internal alterations to create a new cafe area at ground floor level, and refurbishment works to facilitate office use at 1st, 2nd, 3rd, 4th and 5th floor level, including the installation of external plant and equipment and signage – Approved June 2017.

115862/FO/2017 - Change of use for part of the ground floor to Class A3 (Cafe) and associated external plant and equipment – Approved June 2017.

067723/LO/CITY3/03 - LISTED BUILDING CONSENT Refurbishment of interior offices, repair of roof, alterations to main entrance to allow full disabled access – Approved July 2003.

Consultations & Notification Responses

Publicity – None received.

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 SP1 – Spatial Principles
- Policy EC2 – Existing Employment Space
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- 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-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of Development

The application would see the installation of lighting protection measures on a building in an active office and commercial use (Class E). The proposed development would protect the building from potential lightning strikes, thereby securing its long-term protection as a place of employment. On this basis, the proposal would assist in sustaining the ongoing regeneration of the City Centre. Subject to the matters below the proposal accords with Core Strategy Policies SP1 and EC2.

Visual Amenity

The proposed lighting protection measures are considered to be a minor elevational alteration that is a common feature on most buildings. The aluminium conductors would be placed at 15m intervals and would be situated adjacent to rainpipes or column edges. Non-metallic DC clips would then be dispersed to keep the wires in places at 1000mm intervals. Subject to a condition that would confirm the exact finish of both of the conductors and DC clips, it is considered the development would have a negligible impact on the appearance of the host property and wider street scene in accordance with Core Strategy Policy EN1 and DM1, and the National Planning Policy Framework.

Heritage

Canda House as a Grade II listed building benefits from an impressively ornate terracotta façade that, with the exception of some modern patch repairs, largely survives completely intact. The installation of lighting protection measures would assist in preserving its façade by protecting the building from lightning strikes. Subject to a condition that would require the exact material finish of the proposed measures to be confirmed, it is considered the development would have a neutral impact on the appearance of the listed building in accordance with Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC19, Saved Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990.

Highway Safety

The lighting protection methods would not extend over the public highway. On this basis, the proposal would not cause an unacceptable impact on highway safety in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to be acceptable and have a minimal impact on the historical significance of the Grade II listed building in accordance with policies SP1, EC2, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis permission 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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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 carried out in accordance with the following drawings and documents:

- o Location Plan
- o AXI-200 Rev 00: Lighting Rods Locations as Proposed Sheet 01
- o AXI-201 Rev 00: Lighting Rods Locations as Proposed Sheet 02
- o Lightning Protection Risk Management (Prepared by Best; Dated 15/05/2023)

Stamped as received by the City Council as Local Planning Authority on 12/09/2024 unless specified otherwise.

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 installation of the aluminium cabling and non-metallic DC clips hereby approved but after any enabling works, details of their final material finish, including colour, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) The non-metallic DC clips and all other associated fixing details for the lightning protection measures hereby approved, shall only be secured in mortar and not terracotta tiles or metal work at any time.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 2, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 3, 88A Great Bridgewater Street, Manchester, M1 5JW
Third Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Flat 6, 88A Great Bridgewater Street, Manchester, M1 5JW
Ground Floor, 100 Barbirolli Square, Manchester, M2 3WS
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 10, 88A Great Bridgewater Street, Manchester, M1 5JW
Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Second Floor And Third Floor, 100 Barbirolli Square, Manchester, M2 3EY
Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Flat 8, 88A Great Bridgewater Street, Manchester, M1 5JW
Third Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5RR
Ground Floor And First Floor, 100 Barbirolli Square, Manchester, M2 3WS
Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 7, 88A Great Bridgewater Street, Manchester, M1 5JW
Ground Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Fourth Floor, 100 Barbirolli Square, Manchester, M2 3WS
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Puma United Kingdom Ltd, Sixth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Henry Kaye Family Settlement, Fourth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Flat 2, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 5, 88A Great Bridgewater Street, Manchester, M1 5JW
1 Chepstow Street, Manchester, M1 5FW
BANNATYNES HEALTH CLUB, Basement Health Club G.3, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Basement, 100 Barbirolli Square, Manchester, M2 3WS
Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 4, 88A Great Bridgewater Street, Manchester, M1 5JW
Fifth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
36 - 38 Oxford Street, Manchester, M1 5EJ
Fifth Floor To Eighth Floor, 100 Barbirolli Square, Manchester, M2 3WS
First Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 9, 88A Great Bridgewater Street, Manchester, M1 5JW
88A Great Bridgewater Street, Manchester, M1 5JW
Second Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Flat 1, 88A Great Bridgewater Street, Manchester, M1 5JW
First Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Basement, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Cafe Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
First Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor And First Floor, 1 Chepstow Street, Manchester, M1 5FW

Sixth Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Sub Basement, 100 Barbirolli Square, Manchester, M2 3WS

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL