



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141187/LO/2024	
Date registered valid:	8 October 2024	
Proposal:	Listed building consent to install internal partitions.	
Address:	8 Bradley Street, Manchester, M1 1EH	
Ward(s):	Piccadilly	Ward
Applicant:	Select Interiors Ltd	
Agent (if any):	Mr Tom Schofield Smith & Love Planning Consultants	
Case officer:	Danielle	Cooper
	Tel: 0161 234	1658
	Email: danielle.cooper@manchester.gov.uk	
Recommendation:	Approve	
Date of recommendation:	13/11/2024	

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 21 October 2024

Standard consultations:

Printed: 16 October 2024 Expired: 6 November 2024

Neighbour notifications

Printed: 16 October 2024 Expired: 6 November 2024

Site notice

Posted: 21 October 2024 Expired: 11 November 2024

Press advert

Published: 22 October 2024 Expired: 12 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square (Extension) Conservation Area 1987

Tree Preservation Order: N/A

Description of area

The application relates to 8 Bradley Street, a grade II listed building which is currently used as an office. It comprises a two storey, back to back, brick building with a mono-pitched slate roof and has a former open yard to the left which is now enclosed under a steel and glass mono-pitch roof structure. It is an end terrace which is linked to three identical buildings at No. 4, 6 and 8 Bradley Street.

The site lies within Stevenson Square (Extension) Conservation Area.

Description of development

The application seeks listed building consent to install internal partitions in order to operate as a health and beauty therapy and treatment studio.

- 3no. partition walls are proposed (timber studwork and plasterboard).
- 1 partition at ground floor & 2no. partitions at basement floor level.

Consultations & Notification Responses

Conservation – no objection.

The application was advertised by site notice, the press and neighbour letters. No representations have been received.

Policy

The effect of the proposal on the affected heritage assets has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-S1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. 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 identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 195 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 200 advises that Local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 advises that LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 203 advises that in determining applications, LPA's should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 advises 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.

Paragraph 206 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 207 states 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 securing its optimum viable use.

Paragraph 208 advises that proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of

sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the heritage asset itself.

Principle of Development

The principle of the development is considered to be acceptable as the proposed works will bring into use a currently vacant building and modest interventions which will not harm the character and appearance of the listed asset.

Impact on the heritage asset

The building has been virtually completely reconstructed but has historical and evidential value as an early example of back-to-back workers housing in Manchester. Nos. 4, 6 and 8 Bradley Street are important and sole-surviving typical examples, with the exterior of the buildings illustrating the former appearance, small scale, and high density of housing. They are, however, of low evidential value internally as they were rebuilt using modern construction methods and internal finishes, and all original internal fabric other than the original and rebuilt brick walls (which are exposed internally) has been lost. The complete original floor plan is also no longer evident, with only the footprint of the rebuilt front house remaining, and all evidence of the plan of the rear house and former yard has been lost.

The proposals will introduce partitions in the basement and ground floor to create new treatment rooms and utility kitchen area. The partitions will be fixed to the modern floor finishes and ceilings and would not thereby harm historic fabric. The proposals would thereby comprise modest reversible interventions that would have a neutral impact on heritage significance. The works are considered to conserve the heritage asset and sustain its continued use.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a neutral impact on the heritage significance and will therefore conserve the listed building in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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:

THE LOCATION PLAN (Received 08/10/2024)

INTERNAL SECTIONS (Received 08/10/2024)

FIRE PLAN (Received 08/10/2024)

LIGHTING PLAN (Received 08/10/2024)

FLOOR PLANS (Received 08/10/2024)

DESIGN AND ASSESS STATEMENT(Received 08/10/2024)

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 and the National Planning Policy Framework

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 28, 70 Spear Street, Manchester, M1 1AW
Flat 27, 70 Spear Street, Manchester, M1 1AW
Flat 26, 70 Spear Street, Manchester, M1 1AW
Flat 25, 70 Spear Street, Manchester, M1 1AW
Flat 24, 70 Spear Street, Manchester, M1 1AW
Flat 23, 70 Spear Street, Manchester, M1 1AW
Flat 22, 70 Spear Street, Manchester, M1 1AW
Flat 21, 70 Spear Street, Manchester, M1 1AW
Flat 20, 70 Spear Street, Manchester, M1 1AW
Flat 19, 70 Spear Street, Manchester, M1 1AW
Flat 18, 70 Spear Street, Manchester, M1 1AW
Flat 17, 70 Spear Street, Manchester, M1 1AW
Flat 16, 70 Spear Street, Manchester, M1 1AW
Flat 15, 70 Spear Street, Manchester, M1 1AW
Flat 14, 70 Spear Street, Manchester, M1 1AW
Flat 13, 70 Spear Street, Manchester, M1 1AW
Flat 12, 70 Spear Street, Manchester, M1 1AW
Flat 11, 70 Spear Street, Manchester, M1 1AW
Flat 10, 70 Spear Street, Manchester, M1 1AW
Flat 9, 70 Spear Street, Manchester, M1 1AW
Flat 8, 70 Spear Street, Manchester, M1 1AW
Flat 7, 70 Spear Street, Manchester, M1 1AW
Flat 6, 70 Spear Street, Manchester, M1 1AW
Flat 5, 70 Spear Street, Manchester, M1 1AW
Flat 4, 70 Spear Street, Manchester, M1 1AW
Flat 3, 70 Spear Street, Manchester, M1 1AW
Flat 2, 70 Spear Street, Manchester, M1 1AW
Flat 1, 70 Spear Street, Manchester, M1 1AW
Unit 2, 60 Spear Street, Manchester, M1 1AW
Unit 1, 60 Spear Street, Manchester, M1 1AW
10 Bradley Street, Manchester, M1 1EH
4 Bradley Street, Manchester, M1 1EH
Second Floor, 73 - 75 Lever Street, Manchester, M1 1FZ
First Floor, 73 - 75 Lever Street, Manchester, M1 1FL
73 - 75 Lever Street, Manchester, M1 1FZ
73 Lever Street, Manchester, M1 1FL
Basement, 73 Lever Street, Manchester, M1 1FL
Ground Floor, 73 Lever Street, Manchester, M1 1FL
77 Lever Street, Manchester, M1 1FL
75 Lever Street, Manchester, M1 1FL
6 Bradley Street, Manchester, M1 1EH

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - City Centre PD Restriction - Class B1(c) 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 - Stevenson Square (Extension) Conservation Area 1987

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL