

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140929/LO/2024

Date registered valid: 17 September 2024

Proposal: Listed Building Consent for the retention of suspended internally illuminated signage behind the glazing and for general internal decorations / maintenance to existing partitions.

Address: 1 - 5 St Ann's Square, Manchester, M2 7EF

Ward(s): Deansgate Ward

Applicant: Mr Shuhel Ahmed Scamp & Dude Limited

Agent (if any): Miss Annabel Loftus Blass Design LLP

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7/11/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 15 October 2024

Standard consultations:

Printed: 19 September 2024 Expired: 10 October 2024

Neighbour notifications

Printed: 19 September 2024 Expired: 10 October 2024

Site notice

Posted: 19 September 2024 Expired: 10 October 2024

Press advert

Published: 24 September 2024 Expired: 15 October 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 area relates to St Ann's Square, an area of public realm in Manchester's city centre. The Grade I-listed St Ann's Church the centre point of the square. The character of the area comprises several different by retail units and food and drink uses on all sides.

The square is covered by the St Ann's Square Conservation Area. There are a number of listed buildings in the immediate vicinity, including the Grade II-listed Royal Exchange. The site relates to a retail unit on the ground floor of the Royal Exchange at number 1-5 St Ann's Square.

The unit was formerly Moss Bros but is currently occupied by Scamp & Dude which is a clothing store.

Description of development

Permission is sought for the retention of suspended internally illuminated signage behind the glazing and for general internal decorations and maintenance to existing partitions.

The suspended internally illuminated signage utilises the existing air curtain, previously supporting the former occupier's signage.

The internal decorations including painting and the addition of pine timber cladding to the back wall.

Consultations & Notification Responses

Publicity - a notice was displayed on site and the development was advertised in the local press as one affecting a listed building. Letters were sent to surrounding occupiers informing them of the development. No representations have been received as a result of this publicity.

Policies

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 EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy SP1 – Spatial Principles
- Policy DM1 – Development Management

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

- Policy DC18 – Conservation Areas
- 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-P1 – Sustainable Places
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Principle of development

The principle of the development is considered to be acceptable as the general internal decorations and maintenance to existing partitions have accommodated the opening of new occupier within an existing retail unit.

Impact on Heritage Asset

The unit is located within The Royal Exchange, a Grade II listed building. In the 2010s there were works to install new shopfronts, signage and associated alterations across the listed building. These alterations considerably improved the appearance of the designated asset and enhanced its contribution to the conservation area and local amenity.

The internally illuminated signage has made use of the existing air curtain, previously supporting the former unit's signage. The retained signage is acceptable as it would appear coherent and comply with the Royal Exchange signage strategy.

This retail unit has previously been altered with suspended ceilings and plasterboard wall. However, these modern interventions are high quality and reflect some of the historic and architectural interest of the building as for example through the addition of cornices.

The proposal includes the addition of pine cladding to a back wall. The cladding has been added at full height and appears awkward against the cornice. Additionally, it conceals a feature considered to be a positive contribution to the listed building.

Approval would be conditional on the applicant to submit plans and details to the LPA, showing the cladding with a separation distance of a minimum of 0.3m below the cornice and to implement those remedial works within a specified timescale.

The internal walls located within the shopfront have been painted in 'fluro pink' and are considered to cause some degree of harm by detracting from the character and appearance of the Grade II listed building. It is noted the previous retail unit (Moss Bros) and the other units within this row of the Royal Exchange have consisted of neutral painted walls within their shopfronts which is considered to be appropriate with respect to the listed building and conservation area.

Again given the retrospective nature of the application an approval is conditional on these internal walls within the shopfront to be repainted in a neutral colour. The condition will require paint details to be submitted to the LPA within the next 2 months and for the works to be completed within 5 months.

Conclusion

In light of the above assessment, given the retrospective nature of the application it is necessary to attach time limited conditions to implement mitigation works to make the proposals acceptable in terms of preserving the special interest and the historic character of the Grade II listed building. On that basis the proposal would meet the requirements set out in paragraphs 195, 201, 203, 205 and 207 of the NPPF, and planning policies SP1, EN3 and CC9 of the Core Strategy, saved UDP policies DC18 and DC19 and Places for Everyone Policies JP-P 1 and JP-P 2.

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 based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Proposed Ground Floor Plan, Shop Front Elevation, Arcade Elevations and Signage Detail: ST.A / GA/ 101 Rev D
- Column Elevations A & B: ST.A / GA / 201 Rev B
- Column Elevations C & D: ST.A / GA / 202 Rev A
- Column Elevations E & F: ST.A / GA / 203 Rev A
- Elevations G (Back Wall) & Section AA: ST.A / GA / 204 Rev B
- Section BB: ST.A / GA / 205 Rev A
- Changing Room Layout: STANN / GA / 102
- Elevation A: STANN / GA / 203
- Elevation B: STANN / GA / 204
- Bolt Window Frame Plan, Section and Elevations: ST.A / AS / 301
- Hanging Rails Plans, Section and Elevations: ST.A / 304
- Cashier Desk Plan, Section and Elevations: ST.A / 305
- Shelves Plan and Elevations: ST.A / 307
- Cabinet, Mirror & Plinth Plans and Elevations: ST.A / 308
- Display Plinths Plans & Elevations: ST.A / 309
- Scarf Display Elevation: ST.A / 303

All stamped as received by the City Council as Local Planning authority on the
Received 4 September 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.

2) Notwithstanding the details as set out in condition 1 above, within two months from the date of this planning permission, the full and final details for the neutral paintwork for

the two internal walls within the shopfront, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall then be implemented as part of the development within five months of the date of this planning permission.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Notwithstanding the details as set out in condition 1 above, within two months from the date of this planning permission, the full and final details of the internal pine cladding, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall then be implemented as part of the development within five months of the date of this planning permission.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 7, 12 St Ann's Square, Manchester, M2 7HW
STEPHENS PREMIER LTD, 10 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Barbour, 6 St Ann's Square, Manchester, M2 7HD
14 St Ann's Square, Manchester, M2 7HQ
Flat 2, 12 St Ann's Square, Manchester, M2 7HW
Flat 9, 12 St Ann's Square, Manchester, M2 7HW
Unit 4, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Sixth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
12 Royal Exchange Arcade, Manchester, M2 7EA
Flat 5, 12 St Ann's Square, Manchester, M2 7HW
Basement And Ground Floor, 14 St Ann's Square, Manchester, M2 7HQ
Flat 15, 12 St Ann's Square, Manchester, M2 7HW
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
5 Acresfield, 8 Exchange Street, Manchester, M2 7HA
16 - 18 Royal Exchange Arcade, Manchester, M2 7EA
3 Royal Exchange Arcade, Manchester, M2 7EA
11 Royal Exchange Arcade, Manchester, M2 7EA
10 Royal Exchange Arcade, Manchester, M2 7EA
1 Royal Exchange Arcade, Manchester, M2 7EA
4 Royal Exchange Arcade, Manchester, M2 7EA
Flat 20, 12 St Ann's Square, Manchester, M2 7HW
Flat 18, 12 St Ann's Square, Manchester, M2 7HW
BUPA Dental Care, First Floor, 14 St Ann's Square, Manchester, M2 7HQ
Advertising Right JC Decaux Outside 2 To 4, Exchange Street, Manchester, M2 7HA
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
STARBUCKS COFFEE, Unit 4 At, 8 - 10 Exchange Street, Manchester, M2 7HA
Units 2 And 3, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Unit 5, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Second Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fifth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Acresfield, Exchange Street, Manchester, M2 7HA
14 Royal Exchange Arcade, Manchester, M2 7EA
Abelsons, 8 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Flat 4, 12 St Ann's Square, Manchester, M2 7HW
Flat 11, 12 St Ann's Square, Manchester, M2 7HW
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
15 Royal Exchange Arcade, Manchester, M2 7EA
9 Royal Exchange Arcade, Manchester, M2 7EA
Flat 1, 12 St Ann's Square, Manchester, M2 7HW
Flat 16, 12 St Ann's Square, Manchester, M2 7HW
12B St Ann's Square, Manchester, M2 7HW

Flat 17, 12 St Ann's Square, Manchester, M2 7HW
First Floor, 8 - 10 Exchange Street, Manchester, M2 7HA
Acresfield, 10 Exchange Street, Manchester, M2 7HA
19 Royal Exchange Arcade, Manchester, M2 7EA
Flat 8, 12 St Ann's Square, Manchester, M2 7HW
7 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
HSBC, 2 - 4 St Ann's Square, Manchester, M2 7HD
Flat 14, 12 St Ann's Square, Manchester, M2 7HW
Doctorcall Limited, Fifth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Ground Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fourth Floor And Fifth Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
Third Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
6 Royal Exchange Arcade, Manchester, M2 7EA
Flat 6, 12 St Ann's Square, Manchester, M2 7HW
Flat 12, 12 St Ann's Square, Manchester, M2 7HW
Flat 19, 12 St Ann's Square, Manchester, M2 7HW
1 Exchange Street, Manchester, M2 7EE
FRENCH CONNECTION, 7 Exchange Street, Manchester, M2 7EE
Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Part Sixth Floor FRT, Acresfield, 10 Exchange Street, Manchester, M2 7HA
31 Royal Exchange Arcade, Manchester, M2 7EA
Flat 10, 12 St Ann's Square, Manchester, M2 7HW
Serviced Apartment 13, 12 St Ann's Square, Manchester, M2 7HW
Flat 3, 12 St Ann's Square, Manchester, M2 7HW
Flat 21, 12 St Ann's Square, Manchester, M2 7HW
Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
First Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Unit 1, Acresfield, 8 Exchange Street, Manchester, M2 7HA
8 Royal Exchange Arcade, Manchester, M2 7EA
7 Royal Exchange Arcade, Manchester, M2 7EA
20 Royal Exchange Arcade, Manchester, M2 7EA
5 Royal Exchange Arcade, Manchester, M2 7EA

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