

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140769/LO/2024

Date registered valid: 14 August 2024

Proposal: LISTED BUILDING CONSENT for replacement of the roof covering, upgrade and alteration of gutters and flat roofs, minor elevational repairs and the installation of a new mansafe system.

Address: 8 King Street, Manchester, M2 6AQ

Ward(s): Deansgate Ward

Applicant: Strathclyde Pension Fund

Agent (if any): Andrew Burns Atelier MB

Case officer: Danielle Cooper
Tel: 0161 234 1658
Email: danielle.cooper@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27/09/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 29 August 2024

Standard consultations:

Printed: 21 August 2024 Expired: 12 September 2024

Neighbour notifications

Printed: 21 August 2024 Expired: 12 September 2024

Site notice

Posted: 29 August 2024 Expired: 19 September 2024

Press advert

Published: 27 August 2024 Expired: 17 September 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: N/A

Description of area

The building is a Grade II listed asset located on a prominent corner site within St Ann's Square Conservation Area. It is positioned within the commercial core of the City Centre, with commercial units to ground floor and flats above, established following the approved applications for 103665/FO/2013/C1 and 103666/LO/2013/C1. The asset has high architectural, historic and townscape interest, contrasted as chambers with retail units to ground floor in the 1870s. Above the ground floor, the exterior remains well preserved, and remain an important contributor to the asset's overall significance and the character and street scene of the conservation area.

Description of development

The application is for the replacement of the roof covering, upgrade and alterations of gutters and flat roofs, minor elevational repairs and the installation of a new mansafe system.

- Removal of existing non-original roof covering
- Replacement of failing roof light glass panels to non original roof light on a like for like basis
- Replacement timber battens and new breathable felt
- Install a new safety access system to ensure ongoing access for maintenance
- Replacement for all lead work

- Additional insulation on the line of the ceiling
- Re-cover roof using traditional Welsh slates
- Replace and rework gutters
- Renew lead to parapet and increase covering to projecting brick detail along the inside of the gutter
- Minor repairs to façade and windows (extent subject to inspection from scaffold and following paint analysis of timber windows)

Consultations & Notification Responses

Conservation – No objection subject to conditions re method statement and samples.

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 are required to upgrade and repair the listed building.

Impact on the heritage asset

The application is for the replacement of the roof covering, upgrade and alterations of gutters and flat roofs, minor elevational repairs and the installation of a new mansafe system of 8 King Street are considered to be acceptable, having a neutral impact on the character and appearance of the listed building.

The proposed works to the roof which includes a new finish and associated alterations to make it weathertight and secure are considered acceptable and are welcomed by the LPA as they will address the 1980s unauthorised past works to remove the slate roof by reinstating the original finish. This enhances the special significance of the listed building whilst also securing

the buildings interior from water ingress. Sample materials on the proposed Welsh slate tiles to be used have been provided on site and are agreed.

The proposed mansafe system as shown on drawing no. P(304) and outlined in the supporting document (mansafe system photos) is considered to be acceptable as it would deliver safe access to the roof whilst also ensuring the system has no adverse impact on the character and appearance of the listed building or the conservation area.

The replacement of the 1980s lead clad flat sections of the roof with terne coated steel, following the best practice guidance by Historic England on churches but applicable to other types of properties ('Church Roof Replacement Using Terne-coated Stainless Steel' Guidance Note), is also supported, with the submitted details considered acceptable as they will result in any harm to the visual appearance of the listed building.

The scheme seeks minor repairs to the windows, however as no paintwork analysis has been carried out to understand the extend of the work required in order to inform a new redecoration scheme with final finish details. This will be conditioned as prior to commencement of works.

Additional detail is required in regard to the repairs to fixings and penetrations to external masonry following the removal of scaffolding. This will be conditioned.

Samples have not been provided to the LPA of the proposed stone works, removal of mortar/pointing, pointing and mortar repairs, and brick replacements. A method statement is also required for the stone works and removal of mortar. This information will be conditioned as prior to commencement of works.

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 14/08/2024)

PROPOSED ROOF PLAN, Ref: P(100), (Received 14/08/2024)

PROPOSED ELEVATION 1, Ref: P(200), (Received 14/08/2024)

PROPOSED ELEVATION 2, Ref: P(201), (Received 14/08/2024)

PROPOSED ELEVATION 3, Ref: P(202), (Received 14/08/2024)

PROPOSED ELEVATION 4, Ref: P(203), (Received 14/08/2024)

PROPOSED SECTION ONE, Ref: P(300), (Received 14/08/2024)

PROPOSED SECTION TWO, Ref: P(301), (Received 14/08/2024)

PROPOSED SECTION 3, Ref: P(302), (Received 14/08/2024)

PROPOSED SECTION 4, Ref: P(303), (Received 14/08/2024)

PROPOSED ROOF SECTION, Ref: P(304), (Received 14/08/2024)

PROPOSED REPLACEMENT PITCHED ROOF DETAILS, Ref: P(400), (Received 14/08/2024)

PROPOSED REPLACEMENT PITCHED ROOF DETAILS 2, Ref: P(401), (Received 14/08/2024)

PROPOSED FLAT ROOF DETAILS, Ref: P(402), (Received 14/08/2024)

PROPOSED LEAD GUTTER DETAILS, Ref: P(403), (Received 14/08/2024)

DESIGN AND ASSESS STATEMENT, (Received 14/08/2024)

MATERIALS AND WORKMANSHIP PLANNING ISSUE, (Received 14/08/2024)

HERITAGE STATEMENT, (Received 14/08/2024)

SLATE PROPOSAL EMAIL, (Received 18/09/2024)

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

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details as well as methodology where applicable of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- a) A paintwork analysis which informs a new redecoration scheme of the repainting of the windows
- b) Full and final details, including scope and method of removal of mortar/pointing; and samples of any removal using mechanical equipment
- c) Full and final details, including scope, methodology, materials and sample of the proposed stone works
- d) Samples of brick replacements
- e) Specifications and samples of pointing and mortar repairs

The approved details shall be implemented as part of the development.

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 detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

4) Details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. The repair work shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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 detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

5) The proposed Welsh roof slates have been viewed on site and have been approved for use on the development hereby approved. The development shall be fully implemented in accordance with the approved details received on the 18/09/2024 and provided in the email dated 18/09/2024 Ref: Specifications of Welsh roof slates, which shall be maintained in situ thereafter.

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 detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

95 - 97 Deansgate, Manchester, M3 2BQ
4 Manera Apartments, 46 King Street West, Manchester, M3 2WN
2 Manera Apartments, 46 King Street West, Manchester, M3 2WN
12 Manera Apartments, 46 King Street West, Manchester, M3 2WN
6 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Sainsbury's, Ground Floor, 130 - 136 Deansgate, Manchester, M3 2GQ
Flat 6, 8 King Street, Manchester, M2 6AQ
Flat 14, 8 King Street, Manchester, M2 6AQ
Flat 20, 8 King Street, Manchester, M2 6AQ
93 Deansgate, Manchester, M3 2BW
Second Floor, 13 Police Street, Manchester, M2 7LQ
Basement, 6 South King Street, Manchester, M2 6DQ
4A South King Street, Manchester, M2 6DQ
Basement And Ground Floor, 5 Ridgefield, Manchester, M2 6EG
9 South King Street, Manchester, M2 6DG
14 Manera Apartments, 46 King Street West, Manchester, M3 2WN
SOFA WORKSHOP, Ground Floor, 118 - 124 Deansgate, Manchester, M3 2GQ
Second Floor And Third Floor, Halifax House, 93 - 101 Bridge Street, Manchester, M3 2GX

2 Ridgefield, Manchester, M2 6EQ
Flat 2, 8 King Street, Manchester, M2 6AQ
Third Floor, 13 Police Street, Manchester, M2 7LQ
THMG Manchester Clinic, Part Second Floor, 13 Police Street, Manchester, M2 7LQ
Third Floor Left, 6 South King Street, Manchester, M2 6DQ
6 - 8 South King Street, Manchester, M2 6DW
Basement And Ground Floor, 4A South King Street, Manchester, M2 6DQ
9 John Dalton Street, Manchester, M2 6FW
1 Ridgefield, Manchester, M2 6EG
11 Police Street, Manchester, M2 7LQ
Fourth Floor, 1 King Street, Manchester, M2 6AW
Arcane, 2 South King Street, Manchester, M2 6DQ
Ground Floor And First Floor, 105 - 107 Deansgate, Manchester, M3 2BQ
109 Deansgate, Manchester, M3 2BQ
Ground Floor, Cotswold Outdoors, 118 - 124 Deansgate, Manchester, M3 2GQ
10 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Petit Paris, 10 King Street, Manchester, M2 6AG
Flat 9, 8 King Street, Manchester, M2 6AQ
Flat 10, 8 King Street, Manchester, M2 6AQ
Flat 16, 8 King Street, Manchester, M2 6AQ
Flat 1, 8 King Street, Manchester, M2 6AQ
Fourth Floor, 13 Police Street, Manchester, M2 7LQ
SUTTON & ROBERTSON, 1A King Street, Manchester, M2 6AW
Fifth Floor, 6 South King Street, Manchester, M2 6DQ
Basement Store, 6 South King Street, Manchester, M2 6DQ
6 South King Street, Manchester, M2 6DQ
Second Floor, 5 Ridgefield, Manchester, M2 6EG
Third Floor, 1 King Street, Manchester, M2 6AW
111 Deansgate, Manchester, M3 2BQ
House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
1 Manera Apartments, 46 King Street West, Manchester, M3 2WN
9 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Ground Floor, Bem Brasil, 118 - 124 Deansgate, Manchester, M3 2GQ
Unit 2, 130 - 136 Deansgate, Manchester, M3 2GQ
Flat 19, 8 King Street, Manchester, M2 6AQ
Flat 3, 8 King Street, Manchester, M2 6AQ
87 Deansgate, Manchester, M3 2BW
First Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
First Floor, 1 Ridgefield, Manchester, M2 6EG
113 Deansgate, Manchester, M3 2BQ
101 Deansgate, Manchester, M3 2BQ
Flat 4, 8 King Street, Manchester, M2 6AQ
Flat 21, 8 King Street, Manchester, M2 6AQ
CAPGEN SERVICES LTD, Suite 5 Part Third Floor, 13 Police Street, Manchester, M2 7LQ
4A Ridgefield, Manchester, M2 6EQ
Second Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Second Floor, 1 Ridgefield, Manchester, M2 6EG
Basement, 111 Deansgate, Manchester, M3 2BQ
Smile Stylist Limited, First Floor, 98 - 106 Deansgate, Manchester, M3 2QG
San Carlo Ciccetti Restaurant, House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
5 Manera Apartments, 46 King Street West, Manchester, M3 2WN
11 Manera Apartments, 46 King Street West, Manchester, M3 2WN
15 Manera Apartments, 46 King Street West, Manchester, M3 2WN
126 Deansgate, Manchester, M3 2GR

130 - 136 Deansgate, Manchester, M3 2GG
 Third Floor, 2 Ridgefield, Manchester, M2 6EQ
 Flat 15, 8 King Street, Manchester, M2 6AQ
 Flat 12, 8 King Street, Manchester, M2 6AQ
 99 Deansgate, Manchester, M3 2BQ
 First Floor, 13 Police Street, Manchester, M2 7LQ
 4 King Street, Manchester, M2 6AQ
 Third Floor Right, 6 South King Street, Manchester, M2 6DQ
 Second Floor, 6 South King Street, Manchester, M2 6DQ
 5 Ridgefield, Manchester, M2 6EG
 Third Floor, 1 Ridgefield, Manchester, M2 6EG
 12 - 14 King Street, Manchester, M2 6AG
 1 South King Street, Manchester, M2 6EX
 103 Deansgate, Manchester, M3 2BQ
 7 Manera Apartments, 46 King Street West, Manchester, M3 2WN
 3 Manera Apartments, 46 King Street West, Manchester, M3 2WN
 Ground Floor And First Floor, 130 - 136 Deansgate, Manchester, M3 2QS
 118 - 124 Deansgate, Manchester, M3 2QG
 Flat 7, 8 King Street, Manchester, M2 6AQ
 Flat 13, 8 King Street, Manchester, M2 6AQ
 Flat 18, 8 King Street, Manchester, M2 6AQ
 Flat 11, 8 King Street, Manchester, M2 6AQ
 Flat 8, 8 King Street, Manchester, M2 6AQ
 Fourth Floor, 6 South King Street, Manchester, M2 6DQ
 Sixth Floor, 6 South King Street, Manchester, M2 6DQ
 Fourth Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
 First Floor, 5 Ridgefield, Manchester, M2 6EG
 Fifth Floor, 1 King Street, Manchester, M2 6AW
 105 - 107 Deansgate, Manchester, M3 2BQ
 8 Manera Apartments, 46 King Street West, Manchester, M3 2WN
 Halifax House, 93 - 101 Bridge Street, Manchester, M3 2GX
 Flat 17, 8 King Street, Manchester, M2 6AQ
 Flat 5, 8 King Street, Manchester, M2 6AQ
 6 King Street, Manchester, M2 6AQ
 BOODLE AND DUNTHORNE LTD, Ground Floor And Basement Floor, 1 King Street,
 Manchester, M2 6AW
 1 King Street, Manchester, M2 6AW
 Ground Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
 Third Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
 7 John Dalton Street, Manchester, M2 6FW
 16 - 18 King Street, Manchester, M2 6AG
 Basement, 1 King Street, Manchester, M2 6AW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
 Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
 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

