

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140302/LO/2024
Date registered valid: 2 July 2024
Proposal: Replacement of existing entrance signage with new signage
Address: Chethams School Of Music, Long Millgate, Manchester, M3 1SB
Ward(s): Deansgate Ward

Applicant: Mr Steve Kendall Buttress
Agent (if any): Mr Stephen Kendall Buttress
Case officer: Max Gibson
Tel: 0161 219 6359
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Recommendation: Approve
Date of recommendation: 30/08/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 30 July 2024

Standard consultations:

Printed: 9 July 2024 Expired: 30 July 2024

Neighbour notifications

Printed: 9 July 2024 Expired: 30 July 2024

Site notice

Posted: 10 July 2024 Expired: 31 July 2024

Press advert

Published: 16 July 2024 Expired: 6 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Cathedral Conservation Area 1972

Tree Preservation Order: Not applicable

The site relates to the Chetham's Library building at the Chetham's Hospital, which also includes Chetham's School of Music, a specialist music boarding school. The Library building is Grade I listed, whilst many of the other Hospital buildings are Grade II listed. The site sits within the Cathedral Conservation Area.

Description of area

The area relates to the environs of Cathedral Gardens in the north of the City Centre of Manchester. The character area comprises many different uses, including educational, ecclesiastical, retail, cultural, dining, drinking and entertainment. The buildings surrounding the gardens represent a multitude of architectural styles and eras, the Perpendicular Gothic of the Cathedral standing in contrast to the sheer glazed facades of the Urbis building which houses the National Football Museum. There are a number of listed buildings in the locale, including the Grade I listed Cathedral and Grade I listed Chetham's Library building which is the subject of this application.

Description of development

Listed Building consent is sought for the removal of 2no. aluminium tray signs and 2no. noticeboard signs and the installation of 1no. timber framed aluminium signs and 1no. timber noticeboard-style sign.

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. A notice was placed in the local press advertising the works as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Issues

The main policies that relate to this application are policies DM1 (Development Management), SP1 (Spatial Principles), CC9 (Design and Heritage) and EN3 (Heritage) of the Manchester Core Strategy (2012), saved policies DC14 (Shopfronts and related signs) DC15 (Advertisements, Hoardings and Posters), DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan (1995), Policy JP-P2 (Heritage) of the Places for Everyone Joint Development Plan and Section 16 of the National Planning Policy Framework.

Impact on the listed building

The application seeks the installation of 2no. new noticeboard-style signs, following the removal of the existing noticeboard-style signs. As with those in situ, the new signs would be timber framed. The left-hand sign would have an aluminium panel insert making up the body of the advert. The right-hand side would be more traditional in style and would be more similar to the noticeboard-style signs in situ, albeit larger in size - openable, with a lockable glass fronted door and a baize backboard to allow for content to be changed. The existing menu boxes have been poorly cared for and are in a state of disrepair. As part of the proposal, 2no. poor quality aluminium tray signs relating to the school would also be removed to create space for the new advertisements.

The design of the new signage, with wooden frames and noticeboard style design, which mimics the existing design, is traditional and considered appropriate on the listed building. The removal of the poorly maintained noticeboards would somewhat improve the appearance of the listed building. Furthermore, the two tray signs to be removed are considered extremely unsympathetic to special character and appearance.

The form and materiality of the new signs, which are traditional and are similar in design to the noticeboard-style signs in situ, is considered appropriate for a Grade I listed building. The colour palette is restrained, largely black with some beige, orange and blue. The black border to the boxes and the colour of the lettering ensures a stylistic continuity with the timber sign above the gate house archway, creating a unified and coherent signage scheme that is complementary to the character and appearance of the listed building. The siting is considered to be appropriate as the signs would relate properly to the entrance they are intended to demarcate.

There would be a small degree of less than substantial harm created by the new signage as there would be a greater extent of the stonework that would be covered compared to the existing noticeboards. The existing noticeboard-style signs are too small to have the content easily legible and so the increased size is required to aid legibility and wayfinding. However, it is considered that the removal of the existing 4no. existing signs, replaced with only 2no. new signs, would help rationalise the advertisements at the Chetham's entrance, thereby remedying the cluttered appearance of the signage scheme. There would be a minor heritage benefit as, overall, more of the original stonework would be exposed and more readily appreciated.

On balance, the less than substantial harm caused by the installation of the new signage is considered to be outweighed by the public benefits of the proposal, by virtue of the removal of

low-quality and heavily weathered signage cluttering the entrance, thereby providing a rational and sympathetic signage scheme for the listed building which would enhance its appearance. The proposal is considered acceptable pursuant to paragraph 208 of the NPPF, together with policies EN3 and CC9 of the Manchester Core Strategy (2012) and saved policies DC14, DC15 and DC19 of the Unitary Development Plan for Manchester (1995).

Impact on the conservation area

As noted in the previous section of the report, on balance and when assessed in the round, the proposed signage scheme would result in an overall benefit to the appearance of the listed building and thus the character of the conservation area within which it sits. Hence, the development is considered acceptable pursuant to paragraph 208 of the NPPF together with policies EN3 and CC9 of the Core Strategy.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application.

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 only in accordance with the following drawings and documents:

-Drawing - Proposed 9874 BA XX XX DR A (01)001 A PLAN AND SECTION

-Drawing - Proposed 9874 BA XX XX DR A (02)002 A ELEVATION

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

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

3) Prior to the commencement of the development hereby approved, a detailed method statement and specification (including material specification) for the removal, alteration, repair, re-pointing, cleaning and any replacement works to the exterior masonry and brickwork to make good the masonry following the removal of the existing signage shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first use of the development.

Reason - To ensure that a satisfactory restoration and repair of the exterior of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Notwithstanding the information provided on drawing no. 9874 BA XX XX DR A (02)002 A and prior to the commencement of the development hereby approved, full and final details of the proposed mechanical fixings for the advertisement boards shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include cross sections and product specifications. For the avoidance doubt, any fixings should be made into the mortar joints or utilising former fixings points. The approved details shall be implemented as part of the development.

Reason - in order to ensure that the historic fabric is retained where possible and appropriate materials used in any interventions into the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Cafe Football Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
The Rabbit In The Moon Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
Manchester Cathedral, Victoria Street, Manchester, M3 1SX
Flat At, Chethams School Of Music, Long Millgate, Manchester, M3 1SB

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 - Cathedral Conservation Area 1972
Area Team Boundary - Name: CENTRAL