

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139981/FO/2024		
Date registered valid:	28 May 2024		
Proposal:	External alterations comprising of the installation of new double doors, replacement windows with louvres and relocation of AC units.		
Address:	5 - 7 Byrom Street, Manchester, M3 4PF		
Ward(s):	Deansgate		Ward
Applicant:	Mr Jacob Knox T A Knox		
Agent (if any):	Simon Plowman Plan:8 Town Planning Ltd		
Case officer:	Max		Gibson
	Tel: 0161 219		6359
	Email: maximillian.gibson@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	23/07/2024		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 29 May 2024 Expired: 19 June 2024

Neighbour notifications

Printed: 29 May 2024 Expired: 19 June 2024

Site notice

Posted: Expired:

Press advert

Published: 4 June 2024 Expired: 18 June 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to a non-designated heritage asset, the former Friends' School on Byrom Street. The building, which was constructed in 1886, is three storey and redbrick, with a pitched slate roof. It serves as a rear office space area for the more modern office building at 1 Byrom Street which houses JLL Solicitors. The two elements are connected by a glass and aluminium bridge and consequently the building has outlook on three sides, to Atkinson, Byrom Street and Byrom Place. The building is a rare example of heritage architecture amongst the modern glass towers that predominate in Spinningfields.

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: n/a

Description of area

The application site is located within the Spinningfields area of Manchester City Centre which contains a mixed of uses including financial and professional services as well as leisure uses. It is bounded by Deansgate, the River Irwell, Quay Street and Bridge Street. The site is within the Deansgate Conservation Area.

Description of development

The development relates to elevational alterations to the Byrom Street and Atkinson Street elevations. This includes the installation of two new timber doors, one on Byrom Street to an existing doorway and one on Atkinson Street to an existing window. A new window, to match the others in situ, would replace an existing doorway on the Atkinson Street elevation. New airbricks would be installed beneath a number of windows to replace the vents currently in situ. To the rear of the building, new air conditioning units are to be installed to the flat modern roof that joins the former Friends' School to the modern building.

Consultations & Notification Responses

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

Environmental Health - no objections, noise condition requested related to the installation of new plant to the rear of the building.

MCC Highways Services - no objections, construction management plan requested. An appropriate condition is attached to this approval.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), EN3 (Heritage) and CC9 (Design and Conservation) of the Manchester Core Strategy (2012), saved policies DC18 (Conservation Areas) and DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995) and Sections 12 and 16 of the National Planning Policy Framework.

Principle

The works are associated with a new internal fitout taking place at the former Friends' School on Byrom Street, including the introduction of a new entranceway, fire escape, rooftop plant and ventilation airbricks. The refurbishment of the building is necessary to bring the building into a lettable use as the long-term tenants will shortly vacate the whole office complex including the adjacent modern block. The applicant is using the opportunity to improve the exterior appearance, including the relocation of plant to a less visible rooftop location, the replacement of vents with airbricks and the introduction of timber, traditionally styled doors. The principle of the works is accepted on the basis it would improve the property, thus making it more lettable and ensure the building is sufficiently ventilated to make it usable as employment space.

Visual amenity

The primary, Byrom Street elevation has had some unsympathetic alterations over the years, including the introduction of two low-quality aluminium modern doors to window openings which are incongruous with the historic aesthetic of this non-designated heritage asset. Utilitarian vent terminals have been introduced under the windows on all elevations, which again are incongruous in their wider architectural context.

The northernmost aluminium door on Byrom Street would be replaced with a new, traditionally styled timber door. This would be more sympathetic to the building's character and would improve the appearance of the Byrom Street elevation. Likewise, the removal of the southernmost aluminium door would also be beneficial. It would be replaced with a window to match the others on the ground floor, thereby ensuring a sense of cohesion across the elevation. Likewise, the new doorway proposed to the Atkinson Street elevation would match that to be installed on Byrom Street in style and materiality, to ensure visual continuity.

There are a number of incongruous ventilation terminals under the windows on all three elevations. Some form of ventilation is required to ensure the building can be occupied and the applicant has stated that there is no recourse to route these elements through the building to the roof. Therefore, these vents would be replaced by decorative airbricks, thereby minimising the visual impact of the ventilation system by creating greater congruence in style and materiality. Two air conditioning units mounted to the Atkinson Street elevation have been removed to provide further visual uplift.

Impact on the conservation area

By virtue of the aforementioned visual uplift that would be created by the development, it is considered that the development would thereby enhance the appearance and character of the Deansgate conservation area within which it sits. Hence, the development is supported on heritage grounds pursuant to policies CC9 and EN3 of the Manchester Core Strategy (2012), saved policy DC19 of the Unitary Development Plan (1995) and Section 16 of the National Planning Policy Framework.

Noise

The development includes the installation of two air handling units to the roof of the modern linkage between the historic building and the adjacent office building. To ensure their operation does not create an increase in noise that would lead to disamenity to surrounding occupiers, Environmental Health requested a condition requiring a noise assessment with post completion validation testing. An appropriate condition is attached to this approval.

Highways

The application was assessed by MCC Highways, who requested a construction management plan be conditioned to ensure the development did not result in any detrimental impacts on the adopted highway. An appropriate condition is attached to this approval.

Conclusion.

The proposed development, through the removal of two modern, utilitarian aluminium doors, the introduction of two new, traditionally style timber doors and the introduction of air bricks to facilitate the ventilation system, in place of modern, incongruous vents, would result in an improvement to the appearance of this non-designated heritage asset. The installation of new air handling units to the roof is also supported on these grounds. This would lead to a slight enhancement of the appearance of the surround Deansgate conservation area. Subject to the discharge of conditions attached to this approval the development is supported and 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 based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, some negotiations were necessary and the scheme is considered acceptable and appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

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 have been carried out in accordance with the following drawings and documents:

-Drawing - Proposed PLANS, ELEVATIONS AND SECTIONS received by the City Council, as Local Planning Authority, on 05/07/2024

-Drawing - Proposed ROOF PLAN received by the City Council, as Local Planning Authority, on 22/07/2024

-Heritage Statement DESIGN & ACCESS & HERITAGE STATEMENT received by the City Council, as Local Planning Authority, on 17/05/2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the adopted Core Strategy for the City of Manchester and saved policy and DC26 of the City Council's Unitary Development Plan.

3) Prior to the commencement of any exterior works, a construction management plan shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. This shall include the types and frequency of vehicular demands together with evidence (including appropriate sweptpath assessment) of satisfactory routeing both within the site and on the adjacent highway together with details of contractor parking and ongoing construction works in the locality, the proposed site layout, access arrangements for pedestrians and vehicles, material storage, loading and delivery management details.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) Prior to installation, samples and specifications of the materials to be used on the external elevations of the building shall be submitted for approval in writing by the City Council as Local Planning Authority. This includes any glazing, doors, airbricks and ironmongery. The approved materials shall be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. a) Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

Informatives

This permission does not hereby give or imply consent for any advertisements or signage that may require advertisement consent.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design

Fourth Floor, 1 Hardman Square, Manchester, M3 3EB
8 Byrom Street, Manchester, M3 3BF
10 Byrom Street, Manchester, M3 3BF
1 Hardman Square, Manchester, M3 3EB
Eighth Floor, 1 Hardman Square, Manchester, M3 3EB
Third Floor, 1 Hardman Square, Manchester, M3 3EB
Tenth Floor, 1 Hardman Square, Manchester, M3 3EB
Eleventh Floor, 1 Hardman Square, Manchester, M3 3EB
Twelfth Floor, 1 Hardman Square, Manchester, M3 3EB
Fourteenth Floor, 1 Hardman Square, Manchester, M3 3EB
Ninth Floor, 1 Hardman Square, Manchester, M3 3EB
Second Floor, 1 Hardman Square, Manchester, M3 3EB
First Floor, 1 Hardman Square, Manchester, M3 3EB
Ground Floor, 1 Hardman Square, Manchester, M3 3EB
Seventeenth Floor, 1 Hardman Square, Manchester, M3 3EB
Store, 1 Hardman Square, Manchester, M3 3EB
Seventh Floor, 1 Hardman Square, Manchester, M3 3EB
Sixth Floor, 1 Hardman Square, Manchester, M3 3EB
Fifth Floor, 1 Hardman Square, Manchester, M3 3EB
5 Hardman Square, Manchester, M3 3EB
Nineteenth Floor, 1 Hardman Square, Manchester, M3 3EB
Eighteenth Floor, 1 Hardman Square, Manchester, M3 3EB
Thirteenth Floor, 1 Hardman Square, Manchester, M3 3EB
Fourth Floor Office 4A, Vantage Point, Hardman Street, Manchester, M3 3HF
Eighth And Ninth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Fifteenth And Sixteenth Floor, 1 Hardman Square, Manchester, M3 3EB
Opera House, Quay Street, Manchester, M3 3HP
1 Byrom Place, Manchester, M3 3HG
Seventh Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Sixth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Fifth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
GL HEARN LTD, Fourth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Third Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
OZON SOLICITORS LIMITED, Second Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
First Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Banyan Bar, Ground Floor, Vantage Point, Hardman Street, Manchester, M3 3HF

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL