MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139916/LO/2024
Date registered valid:	30 April 2024
Proposal:	LISTED BUILDING CONSENT for the replacement of CCTV security camera on Stevenson Square elevation and relocation and replacement of CCTV security camera on Hilton Street elevation
Address:	Ground Floor, 10 Stevenson Square, Manchester, M1 1HR
Ward(s):	Piccadilly Ward
Applicant:	Mr Andrew Gosling The Studio Manchester
Agent (if any):	Mr Steve West studio_neo
Case officer:	Gerry Reilly Tel: 0161 234 4163 Email: gerry.reilly@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	14 June 2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 9 May 2024

Standard consultations:
Printed: 8 May 2024 Expired: 30 May 2024

Neighbour notifications
Printed: 8 May 2024 Expired: 30 May 2024

Site notice
Posted: 9 May 2024 Expired: 31 May 2024

Press advert
Published: 14 May 2024 Expired: 28 May 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order:

The application relates to the ground floor level of 10 Stevenson Square which is a Grade II listed building sitting within the Stevenson Square Conservation Area. The building is 5 storeys with a basement. 10 Stevenson Square is part of a building which forms a block between Newton Street and Little Lever Street built in the mid-late 19th. century. The building of which it is part has a large frontage to Hilton Street and wings to Newton Street and Stevenson Square, with an open inner courtyard.

The ground floor of the building is currently in use as a hairdressers.

The building is located within part of the City Centre known as the Northern Quarter which is chararacterised by a variety of uses including bars, restaurants, commercial, residential and hotel uses.

Listed building Consent is sought for the replacement of a CCTV security camera on Stevenson Square elevation and relocation and replacement of a CCTV camera on Hilton Street elevation. The existing devices are white but their replacements will be black.

Description of area

Description of development

Consultations & Notification Responses

Publicity - The application was advertised in the local press as per the requirement for listed building applications and as affecting a conservation area. A site notice was displayed adjacent to the building and local residents were consulted. No representations have been received.

Issues

Issues

National Planning Policy Framework - The following policies are of relevance to the application:

Section 12. Achieving Well-Designed Places; States that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscapte setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attaractive, welcoming and distinctive pllaces to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of deelopment (including green and other public spaces) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 Conserving and enhancing the historic environment - states that in determining planning applications, local planning authorities should take account of:

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

And 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost

through alteration or destruction of the heritage asset or development within it's setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Core Strategy - The following policies are considered to be most relevant to the development:

Policy SP1 (Spatial Principles),- which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

O creating well designed places that enhance or create character;
O making a positive contribution to the health, safety and wellbeing of residents;
O considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
O protect and enhance the built environment;
O minimise emissions, ensure efficient use of natural resources and resuse previously developed land wherever possible;
O improve access to jobs, services, education and open space by being located to reduce the need to travel; and
O provide good access to sustainable transport provision.

Policy DM1 (Development Management) - Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

O Impact on the surrounding areas in terms of design, scale and appearance of the proposed development.
O Development should have regard to the character of the surrounding area.
O Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
O Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
O Community safety and crime prevention.
O Design for health.
O Refuse storage and collection.
O Vehicular access and car parking.

Policy CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhace the heritage assets that have been identified, including conservation areas and listed buildings.

The Unitary Development Plan for Manchester - Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are listed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new development within their vicinity.

Sections 16, 66 and 72 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 conservations areas.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 8). 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 199 states 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 (and the more important the asset, the greater the weight should be). should require clear and convincing justification. Substantial harm or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably schedule monuments, protected wreck sites, registered battlefields, grade I and grade II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 201 states that: Where a proposed development will lead to substantial harm to (or totlal loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it cna be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweight that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public owndership is demonstrably not possible; and

d) the harm or loss is outweighed by the benfit of bringing the site back into use.

Paragraph 202 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, where appropriate3, securing its optimum viable use.

Paragraph 203 states that: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Design Issues and impact on the Character and Fabric of the Listed Building and character of the Conservation Area

Whilst the principle of additional security in the form of an external camera is, on balance, acceptable, due to an identifiable need, this must be located in a unobtrusive and discrete position, to protect the external appearance of the Grade II listed building and the local streetscene.

Initially, the proposed location was not considered to achieve this or to give an adequate (great) weight to the conservation of the designated heritage assets under consideration.

In order for the proposals to be supported on heritage grounds, the CCTV camera would have to be relocated to a less prominent position next to existing services, and, as far as possible, onto modern fabric. Alternative locations were presented to the applicant. The applicant was informed that the cameras must be finished in black - to further mitigate their visual impact.

Additional information was also requested from the applicant on the internal impact of the proposed CCTV and associated cabling, with existing photographs and further information on the proposed routes and containment required as part of the LBC.

The applicant was also made aware that the damage caused to historic stonework by the unauthorised CCTV to Little Lever Street must be made good in approriate materials - i.e. stone coloured lime mortar. Internal damage must also be made good in appropriate materials to match.

A response to the above was received from the applicant and amended documentation has been received. The elevations are now acceptable, and the scheme is supported on heritage grounds.

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 polices 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. In this instance this has negotiations as part of the process of dealing with the application. The remaining outstanding elements will be dealt with by way of conditions.

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:

Drawings

Existing and Proposed Elevations 2372/L2-01 Revision C received via the email from Steve West of studion_neo dated 10th June 2024
Site Location Plan 2372/L1-01 received by the Planning Service as Local Planning Authority on 30 April 2024.
CCTV Installation 2372/L2-2 received via the email from Steve West of studion_neo dated 4th June 2023

Documents

Design and Access Statement Revision A.
Heritage Asset Impact Assessment Revision A
Heritage Statement and Justification for the WORKS under Section 16 of the National Planning Policy Framework.
Schedule of Works-Mitigation Measures
The Photographic Record

All of the above received via the email from Steve West of studio_neo dated 4th June 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Prior to the commencement of the development hereby approved, samples and exact product specification of the mortar repairs shall be submitted for approval in writing by the City Council, as Local Planning Authority. The samples and exact product specification shall be implemented as part of the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) In the event the CCTV provision hereby approved is no longer required it shall be removed and a scheme to make good the elevations of the building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repair works shall be undertaken within one month of the CCTV cameras being removed.

Reason – In the interest of minimising clutter to the façade of the listed building pursuant to policies EN3 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Basement And Ground Floor, 23 Hilton Street, Manchester, M1 1EL
10A Little Lever Street, Manchester, M1 1HR
First Floor Unit 2, 18 Hilton Street, Manchester, M1 1FT
Fourth Floor Unit A1, 18 Hilton Street, Manchester, M1 1FT
Third Floor Unit A3, 18 Hilton Street, Manchester, M1 1FT
Ground Floor, 18 Hilton Street, Manchester, M1 1FT
First Floor Unit 1, 18 Hilton Street, Manchester, M1 1FT
Third Floor, 14 Little Lever Street, Manchester, M1 1HR
Second Floor, 14 Little Lever Street, Manchester, M1 1HR
Basement, 14 Little Lever Street, Manchester, M1 1HR
Ground Floor, 14 Little Lever Street, Manchester, M1 1HR
First Floor, 14 Little Lever Street, Manchester, M1 1HR
Fourth Floor, 14 Little Lever Street, Manchester, M1 1HR
Third Floor Unit 3B, 18 Hilton Street, Manchester, M1 1FT
Fourth Floor, 18 Hilton Street, Manchester, M1 1FR
GLORIOUS CREATIVE, 10A Stevenson Square, Manchester, M1 1FB
Ground Floor, 8 Stevenson Square, Manchester, M1 1FB
First Floor, 8 Stevenson Square, Manchester, M1 1FB
Ground Floor Offices 1 And 2, 8 Stevenson Square, Manchester, M1 1FB
Third Floor, 8 Stevenson Square, Manchester, M1 1FB
Third Floor, 10 Little Lever Street, Manchester, M1 1HR
Second Floor, 10 Little Lever Street, Manchester, M1 1HR
Second Floor, 18 Hilton Street, Manchester, M1 1FT
12 Little Lever Street, Manchester, M1 1HR
18 Hilton Street, Manchester, M1 1FT
10 Stevenson Square, Manchester, M1 1FB
10 Little Lever Street, Manchester, M1 1HR
Fifth Floor, 10 Little Lever Street, Manchester, M1 1HR
Basement, 10 Little Lever Street, Manchester, M1 1HR
14 Little Lever Street, Manchester, M1 1HR
TPM LANDSCAPE LTD, Fourth Floor, 10 Little Lever Street, Manchester, M1 1HR
8 Stevenson Square, Manchester, M1 1FB

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL