MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138967/FO/2024
Date registered valid:	24 January 2024
Proposal:	Conversion of loading bay to a reception area on the south elevation (Wilton street), works include removal of existing concertina sliding metal doors and replacing with an aluminium glazed screen incorporating ventilation louvres, signage above the glazed screen. Removal of bay window to the west elevation (Oxford Road) and replacing with a recessed glazed screen.
Address:	Kilburn Building, University Of Manchester, Oxford Road, Manchester, M13 9PL
Ward(s):	Hulme Ward
Applicant:	Mr G Farmer University of Manchester
Agent (if any):	Mr G Farmer Manchester University
Case officer:	Max Gibson Tel: 0161 219 6359 Email: maximillian.gibson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**20/03/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 8 February 2024 Expired: 29 February 2024

Neighbour notifications
Printed: 8 February 2024 Expired: 29 February 2024

Site notice
Posted: Expired:

Press advert
Published: 13 February 2024 Expired: 27 February 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
The site relates to the Kilburn Building, a university building that houses lecture halls, seminar rooms and offices. The building's aesthetic is characterised by a strong vertical emphasis of repeating stripes of alternating brickwork and glazing.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area
The area relates to University of Manchester campus. The character of the area mainly comprises educational uses, with ancillary food and drink, retail and sports uses in the vicinity. Whilst the campus is not in a conservation area, there are many listed buildings on the campus including the Grade II-star listed Manchester Museum and the Grade II-listed terrace at 176-188 Oxford Road, which lie directly opposite the application site.

Description of development
The development relates to installation of a new glazed entranceway to a side service entrance which has been repurposed as an accessible entrance and the replacement of a glazed box window that fronts onto Oxford Road. The new glazed entrance would incorporate decorative louvre screens relating to existing internal plant, whilst the new glazing on Oxford Road would be coloured to reflect a cross-campus motif that echoes the colourway of the University of Manchester branding.

Consultations & Notification Responses
Publicity - a notice was displayed adjacent to the site advertising to works as those affecting the setting of a listed building. A notice was placed in the local press advertising the works as those

affecting the setting of a listed building. 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 comments to make on the application.

MCC Highways Services - no objections as the works should take place within the curtilage of the site and the doors are sliding, thereby preventing any footway obstruction. Informative regarding scaffolding licencing attached to this approval.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles) and EN1 (Design Principles and Strategic Character Areas) of the Manchester Core Strategy (2012).

Principle
The proposed new glazed entranceway would be installed at an existing entrance to the building which currently comprises a void/archway which is secured with a roller shutter at night. The principle of having an entranceway at the location is therefore considered to be established.

The new glazed opening on Oxford Road would replace an existing glazed area. This somewhat unusually placed window is a relic of a bridge which historically spanned over Oxford Road between the Kilburn Building and a since demolished university building. The opening that remained following the removal of the bridge was stopped up with glazed panels.

The window was retrofitted into this opening, resulting in a degree of decay in the concrete and window frames. The proposal seeks to install new glazing as part of the repair works of this element. This would include recessing the glazing inside the opening for better weatherproofing. As this would replace an existing window, the principle of a new window at this location, despite it incongruence with the design language of the rest of the building, is considered established.

An assessment of the proposal's impact on visual amenity is undertaken below.

Visual amenity
The new glazed entranceway would result in a significant visual uplift of the entrance. Currently the area is clearly intended as a service entrance and hence is of little aesthetic value. There is exposed plant to the ceiling, which is fully on view when the shutter door is open during the day. The new glazed entrance would incorporate high-level decorative louvre screens to better shield this plant from view whilst providing an element of visual interest to the elevation.

The glazing would allow for visual permeability into the building at all hours, as currently the shutter creates an austere and opaque element when closed outside of operating hours. This would help activate the frontage, thereby enhancing the experience of passers-by. This is supported pursuant to policy EN1 of the Manchester Core Strategy (2012), which states that new development should 'contribute positively to the experience of all at street level.'

The window frames and decorative screens would be fabricated from anodized aluminium, which would give the new entrance a high-quality appearance and ensure a durable finish to these metallic elements.

The new window on Oxford Road would have a different form to the existing window. The new window would have a greater vertical emphasis, with the panels arranged to line up with the alternating stripes of glazing and brickwork that characterise the building's design. Alternating glazed panels would be coloured purple or yellow, reflecting the University of Manchester's

branding. This would echo other coloured glazed elements on a number of university building along Oxford Road, creating a sense of aesthetic cohesion across the campus.

Access
As existing, the new entranceway would maintain level access into the site. This service entrance is currently used as an accessible entrance owing to the level access and the presence of a lift at this location. The applicant is seeking to regularise this arrangement through this application. The level access was confirmed by the agent via email on 19/03/2024.

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
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 be carried out in accordance with the following drawings and documents:

-Drawing - Existing & Proposed A003 REV A ELEVATION
-Correspondence CORRESPONDENCE WITH AGENT RE: LEVEL ACCESS
Both received by the City Council, as Local Planning Authority, on 19/03/2024

-Drawing - Proposed A004 FLOOR PLAN received by the City Council, as Local Planning Authority, on 08/01/2024

-Design & Access Statement received by the City Council, as Local Planning Authority, on 06/02/2024

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.

3) Notwithstanding the approved drawing (Drawing - Existing & Proposed A003 REV A ELEVATION received by the City Council, as Local Planning Authority, on 19/03/2024), prior to the commencement of the works hereby approved full and final details of the decorative louvre screens (including section and method of fixing) shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a product specification, materials and finishes, together with a physical sample. The approved details shall be implemented in full 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.

4) Notwithstanding the approved drawing (Drawing - Existing & Proposed A003 REV A ELEVATION received by the City Council, as Local Planning Authority, on 19/03/2024), prior to the commencement of the works hereby approved full and final details of the windows and anodised aluminium glazed screen and glass panels (including sections and method of fixing) shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a product specification, materials and finishes, together with a physical sample. The approved details shall be implemented in full 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.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding/ scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email - highwaylicences@manchester.gov.uk/ highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Milk And Honey Cafe, St Peters House, Oxford Road, Manchester, M13 9GH
University Of Manchester, Oxford Road, Manchester, M13 9PL
St Peters House, Oxford Road, Manchester, M13 9GH
182 - 184 Oxford Road, Manchester, M13 9GP
188 Oxford Road, Manchester, M13 9GP
Graduate Prospects, Prospects House, Booth Street East, Manchester, M13 9EP
Prospects House, Booth Street East, Manchester, M13 9EP
180 Oxford Road, Manchester, M13 9QQ
Manchester University, Oxford Road, Manchester, M13 9PL
178 Oxford Road, Manchester, M13 9QQ
176 Oxford Road, Manchester, M13 9QQ
Friska, 140 Oxford Road, Manchester, M13 9GP
BREWDOG, 136 Oxford Road, Manchester, M13 9GP
TAKK, 138 Oxford Road, Manchester, M13 9GP
134 Oxford Road, Manchester, M13 9GP

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL