

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140708/NMC/2024

Date registered valid: 6 August 2024

Proposal: Non-Material amendment to 138967/FO/2024 to amend condition 2 (SPL) consisting of the removal of mullions to the Oxford Road elevation glazed screen to create a frameless glass screen, as the existing frameless glass.

Address: 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: 12/08/2024

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 12/08/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to the Kilburn Building, a university building housing 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: Not applicable

Tree Preservation Order: Not applicable

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 application relates to a non-material amendment of the specified drawings attached to application reference 138967/FO/2024. This would comprise the removal of mullions from the window design to create a single glass pane window.

Consultations & Notification Responses

Issues

The application seeks an alteration to the approved design of the high-level window on Oxford Road. This would comprise the removal of the mullions on the original design that would have created a six-pane window. The new design would comprise a single piece of glass to the entire window opening, with the same over all area as the originally proposed design. Other elements of the design, including a depth of 300mm to the window reveal and an anodised window frame would remain the same. On this basis the change is considered to be acceptable and considered non-material in nature. The application is therefore 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

Condition(s) to be attached to decision for approval

1) The proposed seeks to alter to amend condition 2 (SPL) in order to alter the window design shown on the approved plans through the removal of the mullions.

2) New plans:

- Drawing - Existing & Proposed A003 B ELEVATIONS received by the City Council, as Local Planning Authority, on 06/08/2024.

3) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Appendix 1 – List of consultees & neighbours notified

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

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