

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136817/LO/2023

Date registered valid: 27 July 2023

Proposal: Listed Building Consent for the construction of structural blockwork partition wall to the basement to support structural floor slab above.

Address: Ormond Building, Lower Ormond Street, Hulme, Manchester, M15 6BX

Ward(s): Hulme Ward

Applicant: Mr Roy Blagg Manchester Metropolitan University

Agent (if any): Mr Stephen Levrant Heritage Architecture Ltd

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: APPROVED

Date of recommendation: 8 December 2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 August 2023 Expired: 30 August 2023

Site notice

Posted: 15 August 2023 Expired: 5 September 2023

Press advert

Published: 15 August 2023 Expired: 29 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: NA

Tree Preservation Order: NA

Description of area

The site comprises of a purpose-built office for the Chorlton Union with combined facilities for outdoor relief for the poor and homeless dating to 1881. The building has formed part of the Manchester Metropolitan University estate since 1970. The site is bounded by Lower Ormond Street to the east, Cavendish Street to the south, St Augustine's Catholic Church to the north and the Cavendish Building (part of the MMU Campus and connected internally to the Ormond Building) to the west. The building was designed by Mangall & Littlewood in an asymmetric Italianate style, and features a decorative roofline of tall, coupled chimney stacks and small gables to the end of each street. The building is set over four floors including a basement level, with two principal elevations on Lower Ormond Street and Cavendish Street. The majority of stone decoration is concentrated on the corner of the building, with other areas of the external envelope decorated in mass-produced terracotta panels.

Description of development

The existing historic steel beams in the Ginnel Basement are significantly corroded. Site investigations have identified that the basement slab level has also experienced varying degrees of localised minor degradation which is primarily due to water ingress. Subsequently, there are areas of the concrete slab that have spalled or generally deteriorated. The proposals comprise the construction of a blockwork wall to be built directly off the basement ground level bearing slab to provide immediate support to the historic beams within the concrete soffit across

the identified areas of the Ginnel Basement. The blockwork wall would be built up to the underside of the existing beams, packed and shimmed as required to provide the necessary support. Lintels will be provided at the base of the blockwork walls to bridge over the existing manhole and gulleys as required. The beams themselves would be sanded to remove loose steelwork and painted as required. All spalled and loose concrete would be removed to the ground bearing slab and would be repaired in a sensitive manner.

Consultations & Notification Responses

The proposal has been advertised in the press, notice placed on site and neighbours notified. No representations have been received. Manchester City Council Urban Design and Heritage – Supports the proposal.

Issues

Statutory duty Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Relevant policies Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 192 states that in determining applications, local planning authorities should take account of: • The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation • The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and • The desirability of new development making a positive contribution to local character and distinctiveness Regarding designated heritage assets, paragraph 193 states that 'great weight' should be given to their conservation and the more important the asset, the greater that weight should be; that significance can be lost through development within its setting. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 196 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 securing its optimum viable use.

Local development plan. Relevant in this case are: • Policy EN3 of the City Council's Local Development Framework Core Strategy, adopted July 2012. This states: Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the council in preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved policy DC18 of the Unitary Development Plan (Conservation Areas), which states that the council will seek to preserve and enhance the character of its designated conservation areas

Saved Policy DC19 (Listed Buildings), which states: In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The policy states furthermore that the council will not permit a change of use of a listed building where it would have a detrimental effect on its

character or appearance; and not permit any external or internal alteration or addition where there would be an adverse effect on its architectural or historic character.

The impact of the proposed works upon the Character, significance and appearance of this grade II listed building.

The works proposed would involve the construction of a blockwork wall to be built directly off the basement ground level bearing slab to provide immediate support to the historic beams within the concrete soffit across the identified areas of the Ginnel Basement. The blockwork wall would be built up to the underside of the existing beams, packed and shimmed as required to provide the necessary support. Lintels will be provided at the base of the blockwork walls to bridge over the existing manhole and gulleys as required. The beams themselves would be sanded to remove loose steelwork and painted as required. All spalled and loose concrete would be removed to the ground bearing slab and would be repaired in a sensitive manner. These works are considered to be required to maintain the structural integrity of the ginnel in a manner that would not cause unnecessary and undue harm to the building.

Therefore it is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above described works and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The benefits of the proposals are that the proposal consists of works that would enhance the efficiency of the building and its character and appearance.

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 in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Concerns were raised during the processing of the application about the need to reduce the impact on the character of the listed building in terms of the level of intervention. Suggestions were made about ways in which the scheme could be revised such that it would be acceptable.

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 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:

23_04_24_MMU_Ormond Building Ginell Basement_SLHA_Design and Access and Heritage Statement

Curtins Structural Engineers (Proposed Repairs): Ormond Building. Specification for Intrusive Structural Investigations.

Drawing proposed 26 Apr 2023 5152354-ATK-OB-00-DR-S-0009 GINNEL SLAB PLAN
STEELWORK LAYOUT

Drawing Proposed 26 Apr 2023 5152354-ATK-OB-00-DR-S-0110 GINNEL SLAB SUPPORT
DETAILS

Drawing Proposed 27 Jul 2023 078665 CUR XX B1 DR S 1000 P04 PLAN ON GINNEL
BASEMENT

Drawing Proposed 27 Jul 2023 078665.CUR.XX.GF.DR.S.2000 P03 PLAN ON GINNEL
GROUND FLOOR

Drawing Location Plan 27 Jul 2023 THE LOCATION PLAN

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.

Appendix 1 – List of consultees & neighbours notified

St Augustines, Lower Chatham Street, Manchester, M15 6BY
Ormond Building, Lower Ormond Street, Manchester, M15 6HX
Msv Building, Lower Chatham Street, Manchester, M1 5SU

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
Area Team Boundary - Name: CENTRAL