



Urban Design and Conservation Consultation Response

Address: 12 Tib Lane
Application Ref.: 137691/LO/2023
Proposal: Refurbishment of existing sash windows at the property and reinstatement of sash windows to replace PVC windows
Case officer: Tony Mitchell
Consultee: Paula Burbicka
Date: 11th September 2023

1. Introduction

The building under consideration is designated at Grade II due to its special architectural and historic interest and group value with 10 Tob Lane. It was constructed as speculative offices c.1876 for Dr P Royle JP to the designs of Smith and Heathcote and presents an attractive and ornate frontage to Tib Lane. The premises are located within the Albert Square Conservation Area, making an important and positive contribution to its character and appearance.

2. Policy Context

2.1. National Planning Policy Framework (NPPF) (2021)

Para 130 - Planning decisions should ensure that developments will function well and add to the overall quality of the area, are sympathetic to local character and history, and establish or maintain a strong sense of place.

Para 189 - Heritage assets should be conserved in a manner appropriate to their significance.

Para 194 - Local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Para 195 - LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Para 197 - In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets.

Para 199 - 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.

Para 206 - Local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance.

2.2. Manchester City Core Strategy

Policy CC9 – Design and Heritage



Policy EN3 – Heritage

3. Discussion

The application is for works to existing windows to the front elevation and replacement new timber windows to the front and rear elevations.

Although the works would remove few instances of historic glass, the removal of the incongruous uPVC windows to the frontage would better reveal the significance of the designated assets as derived from their architectural and townscape interest.

The proposed works would also improve the thermal efficiency of the building, supporting the transition to a low carbon future. The proposed glazing and joinery details, as presented on the detailed cross-section and elevation drawings, are considered appropriate to the construction, design and craftsmanship of the Grade II listed building.

The replacement of the windows to the rear, which are modern, would have a neutral impact on the Grade II listed building. The joinery details as submitted with the application are acceptable.

The retained and new windows should be repaired dark grey to match existing to ground floor unless otherwise agreed. This should be done in appropriate breathable paintwork suitable for external joinery.

4. Position

In short, the less than substantial harm on account of the removal of original/historic fabric would be outweighed by considerable heritage and sustainability benefits of the proposals, with the works giving great weight to the conservation of the designated assets under consideration and taking opportunities to better reveal their significance.

In consequence, the proposed works are supported on heritage and urban design groups, enhancing the external appearance and architectural interest of the Grade II listed building, the character and appearance of the conservation area and the local streetscene.

Paula Burbicka

Planning Officer (Heritage and Urban Design)