

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137348/LO/2023

Date registered valid: 7 July 2023

Proposal: Internal fit out of first, second and third floors of Grade II listed building.

Address: 66-68 Cross Street, Manchester, M2 4JQ

Ward(s): Deansgate Ward

Applicant: Ms Glenda Puntel QBRE

Agent (if any): Ms Sheona Devine Left City

Case officer: Michael Pearson
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Recommendation: Approve

Date of recommendation: 21/09/2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 18 July 2023

Standard consultations:

Printed: 18 July 2023 Expired: 8 August 2023

Neighbour notifications

Printed: 18 July 2023 Expired: 8 August 2023

Site notice

Posted: 18 July 2023 Expired: 8 August 2023

Press advert

Published: 25 July 2023 Expired: 8 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the upper floors of the Grade II listed Eagle House at no66-68 Cross Street. The property is detached, four storey, dates from 1911 and was constructed for the Eagle Insurance Company, a detail that can be observed in the decorative stonework on the upper floors of each four corners of the building. The ground floor of the building features two commercial units in Class E uses. The upper floors of the property consist of vacant office space (Class E). The interior has been subject to modern alterations, with non-original partitions and utilities present throughout. An original internal glazed partition is present at first floor. Water ingress is visible within the property, with parts of it suffering from outbreaks of mould.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable.

Description of area

The application site is located on the junction where King Street intersects with Cross Street, with South King Street being located to the south of the application site. Cross Street forms one of the key commercial streets within the City Centre, being populated by a high number of properties in varying commercial uses, of which a notable proportion are Grade II listed, this includes no74 Cross Street, the Former Lloyds Bank at no35 Cross Street and National House at no36-54 Cross Street. The application site lies within the St Anns Conservation Area, with the Upper King Street Conservation Area being situated along the eastern side of Cross Street. King Street to the north of the application site is a pedestrianised road populated by properties in commercial use with a mix of restaurants, cafes and shops situated at their ground floors. South King Street to the south

of the site is primarily back of house in nature and provides access to Bow Street and St James's Square.

Description of development

The application seeks listed building consent for internal alterations to the property's first, second and third floors. Alterations consist of the removal of non-original partitions, with original cornicing, skirtings and picture rails to be patched, as well as the installation of new crittall window styled partitions to create meeting rooms.

New trunking, M & E works, kitchen points, wall finishes and floor finishes are proposed throughout on all floors. Original timber features are to be left unaltered. Floor finishes would consist of new timber effect vinyl flooring and carpet tiles. The exact works to each floor are set out below.

First Floor

Original and non-original partitions are to be retained at first floor. A new doorway is to be inserted into a modern partition that saw the creation of a WC and an existing doorway would also be infilled within the same partition. An additional existing doorway would then be infilled between the first floor's two meeting rooms. New floor finishes, wall finishes, and a tea point would be installed.

Second Floor

8no non-original partitions would be removed, with 2no new partitions proposed. The alterations would leave the southern section of the second floor open plan, with the 2no proposed partitions, one of which would be glazed, creating 2no meeting rooms in the northern half of said floor. A new tea point would be inserted in place of an existing tea point.

Third Floor

A solid partition would be removed in place of a new modern glazed partition that would then create a meeting room.

Planning History

135570/LO/2022 - External and internal alterations to facilitate use of premises as a cafe (Class E) and installation of new signage – Application under consideration.

135693/AO/2022 - 2 no internally illuminated fascia signs, 2 no internally illuminated projecting signs, 1 non illuminated street number – Application under consideration.

103161/LO/2013/C1 - Listed Building Consent for the installation of a new boiler system, including the installation of flues and associated works – Approved September 2013.

103624/FO/2013/C1 - Elevation alterations to include the installation of flues at roof level – Approved November 2013.

082545/LO/2007/C1 - LISTED BUILDING CONSENT Retrospective application for internal alterations/refurbishment and part restoration of third floor – Approve May 2007.

075013/LO/2005/C1 - RETROSPECTIVE LISTED BUILDING CONSENT for internal alterations to first floor offices – Approved May 2006.

Consultations & Notification Responses

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester - For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 16: Conserving and enhancing the historic environment

Other legislative requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon Heritage Asset

The proposal would see the internal alteration of the first, second and third floors of a Grade II listed building. As previously stated within this report, the proposal would see the removal of non-original partitions, as well as the introduction of new partitions, kitchen points, M & E works, wall finishes and floor finishes.

The removal of non-original partitions which has led to the segmentation of the property's floors, in particular that of the second floor, is welcomed as a positive change that would assist in returning the property to a more open plan layout. The insertion of modern glazed partitions is considered would be read as clearly being modern insertions into the listed building, but it is acknowledged that this would be reminiscent of the original partially glazed partition present at first floor. Furthermore, the partitions to be replaced are modern interventions within the building that are of limited significance and thus it is considered their introduction would have a neutral impact on the significance of the listed building.

With regard to proposed M & E works, wall finishes and floor finishes, it is appreciated that the existing finishes on all floors dates from the building's renovation in the early 2000s and is thus of limited to no significance. In this context the proposed works are considered would replace one set of contemporary fittings with a more modern alternative, thus also having a neutral impact on the significance of the listed building.

In the event of an approval, it is considered necessary to condition the proposal so that if any historic material that has previously not been identified is encountered, that work then halt in that area until an investigation and scheme for its preservation has been submitted to and approved in writing by the Local Planning Authority.

On this basis the proposal would have a neutral impact on the significance of the listed building and therefore, the proposal would meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to have a neutral impact on the historical significance of the Grade II listed building in accordance with policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is 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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues

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:

- o 23049-01-011 Issue P2: Level 1 - Proposed Plans (Received 07/07/2023)
- o 23049-02-011 Issue P3: Level 2 - Proposed Plans (Received 07/07/2023)
- o 23049-02-500 Issue P3: Level 2 - Elevations (Received 07/07/2023)
- o 23049-03-011 Issue P2: Level 3 - Proposed Plans (Received 07/07/2023)
- o 23049-03-500 Issue P2: Level 3 - Elevation (Received 07/07/2023)
- o 23049-01-450 Issue P2: Level 1 - Wall Finishes Plan (Received 16/08/2023)
- o 23049-02-450 Issue P3: Level 2 - Wall Finishes Plan (Received 16/08/2023)
- o 23049-03-450 Issue P2: Level 3 - Wall Finishes Plan (Received 20/09/2023)
- o Eagle - E04: Level 1 Lighting Layout (Received 16/08/2023)
- o Eagle - E05: Level 2 Lighting Layout (Received 16/08/2023)
- o Eagle - E06: Level 3 Lighting Layout (Received 16/08/2023)
- o Blade Datasheet (Prepared by Mount; Received 16/08/2023)
- o Demolition Risk Assessment and Method Statement (Prepared by cdt; Received 04/09/2023)
- o General Method Statement (Received 04/09/2023)
- o Finishes Schedule (Prepared by Quarterback; Received 30/08/2023)

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) No materials shall be used in the proposed development other than those referred to on the approved plans / supporting documentation.

Reason - To ensure the historical significance of the listed building is maintained in accordance with policies SP1, CC9, EN3 and DM1 of the Core Strategy, and the National Planning Policy Framework.

4) During the carrying out of the development hereby approved, if any original/historic building fabric is discovered which has not been previously identified, then work on that area of the building will be suspended until a scheme for it's inspection and protection has been submitted to and approved in writing by Manchester City Council as Local Planning Authority.

Reason - To ensure the historical significance of the listed building is maintained in accordance with policies SP1, CC9, EN3 and DM1 of the Core Strategy, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

74 Cross Street, Manchester, M2 4JG
Flat 202, 56 Cross Street, Manchester, M2 7AR
Flat 301, 56 Cross Street, Manchester, M2 7AR
Flat 304, 56 Cross Street, Manchester, M2 7AR
Third Floor Rear, 64 Cross Street, Manchester, M2 4JQ
Flat 7, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 20, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 18, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 403, 37 Cross Street, Manchester, M2 4JE
Flat 402, 37 Cross Street, Manchester, M2 4JE
Flat 202, 37 Cross Street, Manchester, M2 4JE
70 - 72 Cross Street, Manchester, M2 4JG
Third Floor Rear, 49 King Street, Manchester, M2 7AY
Third Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 1, Kingsgate House, 51 South King Street, Manchester, M2 6DE
74 King Street, Manchester, M2 4NJ
Flat 201, 37 Cross Street, Manchester, M2 4JE
Third Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Fifth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
39 Cross Street, Manchester, M2 4JE
Fifth Floor, 49 King Street, Manchester, M2 7AY
First Floor, 49 King Street, Manchester, M2 7AY
47 King Street, Manchester, M2 7AY
Flat 205, 56 Cross Street, Manchester, M2 7AR
Flat 305, 56 Cross Street, Manchester, M2 7AR
64 - 66 King Street, Manchester, M2 4ND
Flat 23, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 11, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Basement To First Floor, 37 Cross Street, Manchester, M2 4JE
ALEC FINCH GROUP LIMITED, Fourth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Flat 203, 56 Cross Street, Manchester, M2 7AR
Flat 201, 56 Cross Street, Manchester, M2 7AR
First Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 24, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 3, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 21, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 6, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 204, 37 Cross Street, Manchester, M2 4JE
Flat 304, 37 Cross Street, Manchester, M2 4JE
41 Cross Street, Manchester, M2 4JE
Fourth Floor, 49 King Street, Manchester, M2 7AY
Sixth Floor, 49 King Street, Manchester, M2 7AY
49 King Street, Manchester, M2 7AY
Flat 204, 56 Cross Street, Manchester, M2 7AR
64 Cross Street, Manchester, M2 4JQ
Flat 8, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 203, 37 Cross Street, Manchester, M2 4JE
Flat 404, 37 Cross Street, Manchester, M2 4JE

Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Flat 303, 56 Cross Street, Manchester, M2 7AR
Flat 15, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 10, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 9, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 17, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 302, 37 Cross Street, Manchester, M2 4JE
Sixth Floor Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Third Floor Front, 49 King Street, Manchester, M2 7AY
51 King Street, Manchester, M2 7AZ
Flat 5, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 14, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 4, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 16, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 12, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 303, 37 Cross Street, Manchester, M2 4JE
Second Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Second Floor, 49 King Street, Manchester, M2 7AY
Flat 302, 56 Cross Street, Manchester, M2 7AR
Basement And Ground Floor, 64 - 66 King Street, Manchester, M2 4ND
62 Cross Street, Manchester, M2 4JQ
Second Floor, 64 Cross Street, Manchester, M2 4JQ
Third Floor Front, 64 Cross Street, Manchester, M2 4JQ
Flat 13, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 2, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 22, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 19, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 401, 37 Cross Street, Manchester, M2 4JE
Flat 301, 37 Cross Street, Manchester, M2 4JE

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
Conservation Area - St Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRAL