

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136592/LO/2023

Date registered valid: 27 March 2023

Proposal: Internal alterations to sub-divide office into two smaller units, installations of kitchenettes and meeting room spaces.

Address: Fourways House , 57 Hilton Street, Manchester, Manchester, M1 2EJ

Ward(s): Piccadilly Ward

Applicant: Mr Stephen Wormald PREC ManOff PropCo 3 S.A.R.L

Agent (if any): Mr Philip Etchells OMI Architects

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15/05/2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 11 April 2023 Expired: 2 May 2023

Neighbour notifications

Printed: 11 April 2023 Expired: 2 May 2023

Site notice

Posted: Expired:

Press advert

Published: 18 April 2023 Expired: 9 May 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: n/a

Description of area

The application relates to a building named Fourways House, which is located on Hilton Street and is bounded by Hilton Street, Tariff Street, China Lane and Brewer Street. The building is a former packing warehouse that is Grade II Listed and is located within the Stevenson Square Conservation Area. It is currently used as offices and has food and drink uses at the ground floor.

The building was designed by J.W. Beaumont and Sons and was constructed in 1906. It is sat on an island block, which is immediately adjacent to the Piccadilly Canal Basin. It was originally designed to house several tenants and was originally divided into four quarters and further divided into two halves, with each quarter having its own address. It is constructed of red brick and has a slate roof. The original sash windows have been retained on the upper floors.

Whilst retaining a generally good appearance and making a positive contribution to the conservation area and the surrounding group of listed buildings, the building is in need of some investment and has suffered due to inappropriate past interventions such as external roller shutters and suspended ceilings.

The building can be seen in context with the Grade II* listed Jackson's Warehouse and Grade II listed buildings including those at 49 to 51 Dale Street, 53 to 55 Dale Street and 45 Dale Street

and is located within an area containing a number of former shipping warehouses of the same era.

The site is within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, cafes, offices, residential apartments, hotel uses, car parking and places of worship. Many of the uses within the Northern Quarter are independent.

Description of development

The areas of the building subject of this application are on the second and fourth floors of the building. On the second floor, a new lobby will be installed to create two units and a kitchenette will be installed. On the fourth floor, a new glazed unit will create a meeting room, a kitchenette will be installed and a store cupboard left in situ. New air conditioning units will be installed on both floors.

No external works are proposed.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

Issues

The main policies that relate to this application are Policy EN1 (Design Principles and Strategic Character Areas), Policy EN3 (Heritage), Policy CC9 (Design and Heritage), Policy SP1 (Spatial Principles) and Policy DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester, Saved Policy DC14 (Shopfronts and Related Signs), Saved Policy DC18.1 (Conservation Areas) and Saved Policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester and Section 12 (Achieving Well Designed Places) and Section 16 (Paragraph 194, 197, 200 and 201) of the NPPF

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

Proposed development

The works are reconfigurations of existing office space are proposed to provide attractive and modern office provision. On the second floor a lobby will be installed to divide the floor into two units and a kitchenette will be installed in the larger, 'northern' unit. The development will create two lettable units, which would make the offices more attractive to smaller businesses who may otherwise be unable to occupy the whole floor.

The fourth-floor works will introduce a new kitchenette and a new glazed unit to form a meeting room on the northern side of the floor. There is a store cupboard proposed, which was given consent for demolition under 135628/LO/2022. The store cupboard is now to be retained

Impact on the listed building

The proposed works involve some interventions into the listed building, which will result in a low level of less than substantial harm. This is mainly due to the alterations to the historic floorplan.

The second-floor proposed lobby would be made of solid partitions and have modern timber doors. As per the heritage statement supplied by the applicant, the partitions will be lightweight

and reversible, with minimal fixings to historic fabric. This will make the space less legible and introduce modern elements.

The partitions on the fourth floor, which would create a meeting room, are to be made of glass panels with a lightweight frame. The intention is to minimise the impact on legibility of the open plan space and thereby limit the harm to the character of the building. As a result, the impact of this aspect of the works is considered to be negligible.

The store cupboard has remained in situ, despite being given consent for demolition in 2022. No actual works are proposed other than this structure would now be retained. The previous demolition approval would have seen the modern addition removed and the historic floor plan reinstated. Given there is no material change to the existing floorplan or internal elevations this element of the proposal is considered to be acceptable.

Whilst existing services will be used where possible, some new M&E will be required. The greatest harm will come from the installation of the new air conditioning, which will necessitate the use of fixings into the listed building. This will be done in the same manner as previously approved interventions in the building, with ductwork leading to the roof.

The M&E associated with the new kitchenettes will require some interventions into historic fabric. These will be minimal as possible and will follow the methods approved on works in other parts of the building. Minimal alterations will be made to the lighting in the second-floor lobby and will be in line with works previously approved.

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 increase the marketability of the building to help to ensure a future for the building. The works have limited and the legibility of the internal spaces have been maintained.

Given the above, the works are considered to be consistent with the above identified policies.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and to address 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:

The drawings referenced:

Drawing - Proposed L 2295 FLOOR PLAN

Drawing - Proposed L 2297 FLOOR PLAN

Drawing - Proposed L 2299 SECTION

Drawing - Proposed L 2324 FLOOR PLAN

Drawing - Proposed L 2326 FLOOR PLAN

Drawing - Proposed L 2327 LAYOUT PLAN

received by the city council, as local planning authority, on 27/03/2023.

Drawing - Existing & Proposed M&E LAYOUTS

received by the city council, as local planning authority, on 14/04/2023.

Drawing - Proposed L 2328 P03 SECTION

received by the city council, as local planning authority, on 11/05/2023.

The documents referenced:

Design & Access Statement DESIGN AND ACCESS STATEMENT

Supporting Information METHOD STATEMENT

Heritage Statement HERITAGE STATEMENT

received by the city council, as local planning authority, on 27/03/2023.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Pen And Pencil, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
18 Tariff Street, Manchester, M1 2FN
First Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Basement, 17 China Lane, Manchester, M1 2EL
17 China Lane, Manchester, M1 2EL
Flavelas, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Second Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Fourth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Third Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Basement, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Fifth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL