

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135615/FO/2022 and 135616/LO/2022

Date registered valid: 5 April 2023

Proposal: Retention of Class E use to ground floor and basement and creation of a residential apartment Class C3(a) including external alterations and alteration to existing outrigger including a roof terrace.

Listed Building Consent for internal and external works associated with retention of Class E use to ground floor and basement and creation of a residential apartment Class C3(a) including internal alteration, alteration to existing outrigger including a roof terrace.

Address: 33 Thomas Street, Manchester, M4 1NA

Ward(s): Piccadilly Ward

Applicant: Hannah Kera

Agent (if any): Mr Matthew Hargreaves Back Room Architecture & Design

Case officer: Angela
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Recommendation:

135615/FO/2022 : Approve

135616/LO/2022 : Approve

Date of recommendations: 08-06-23

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 23 August 2022

Standard consultations:

Printed: 14 April 2023 Expired: 5 May 2023

Neighbour notifications

Printed: 14 April 2023 Expired: 5 May 2023

Site notice

Posted: 18 April 2023 Expired: 9 May 2023

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: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a building known as 33 Thomas Street. The building has elevations to Thomas Street and a rear ginnel. The building is 3 storeys above a basement level and has most recently the ground and basement floor levels have been used as a Jewellers. The upper floors have been vacant for some time.

The building is part of the Grade II listed group of Weavers Cottages at 31-35 Thomas Street, located in Smithfield Conservation Area. Constructed in brick in the late 18th century the building contributes to the appearance and character of the local area.

The building forms a good example of an 18th century weavers' cottage, which still survives in a somewhat original state, principally to the basement, first and second floor levels. The ground floor level retains very little in terms of significant features/building elements through successive commercial refurbishments and extension through the 1980s -2000s, however the basement, first and second floor levels retain a high level of significant original and early features and historic fabric dating to the original construction of the building and its early subsequent uses through the 19th century. These areas retain original and early timber floorboards, original and early panelled doors/architrave, original/early timber dado rails and skirting, 19th century sash and casement windows, original timber staircase from first to second floor levels, original lath and plaster ceilings and lime-plastered walls, original 18th century former weavers' workroom at second floor level with partially exposed roof structure. The basement level retains many original features such as brick flooring and a blacksmiths fire, although again these are in a poor condition due to long term exposure to damp and structural movements.

The significance of the building lies in its historic fabric and architectural elements, including the original/historic plastered walls/ceilings and joinery, the largely intact original planform to the upper levels and the remaining evidence of the former cellar dwelling and its reuse as a blacksmiths shop in the early to mid-Victorian period.

In general areas/elements of high significance include:

- The principal Thomas Street elevation including its original brickwork and stone sills.
- The surviving original internal chimneybreasts.
- The surviving original classical stone doorcase to Thomas Street.
- The 19th century timber sash and casement windows and original glass to the Thomas Street elevation.

- Surviving original floorplan to first and second floors.

In terms of specific floors they include:

Basement floor

- The c19th century blacksmiths fire to the basement, and wider, second former range opening including timber lintels.
- Surviving stone flags and brick flooring to the basement.
- The original (now blocked) basement entrance and side window openings and original stone staircase from street level (also since filled).
- The original/early cast iron supportive columns to basement.
- The surviving original basement ceiling structure, including hand carved timber beams, lath and plaster and the underside of 18th century floorboards (from ground floor level above).

First floor

- All areas of surviving original wall plaster and ceiling lath and plaster.
- All surviving 18th and 19th century floorboards.
- Surviving dado and skirting to main front first floor room.
- All surviving 19th and 18th century panelled doors/architraves and ironmongery.
- Original staircase and T&G boarding from first to second floor levels.
- Surviving T&G boarding around stair enclosure from ground to first floor.

Second floor

- Original timber roof structure and lath and plaster ceiling.
- 19th century casement windows (c1930s lamb's tail metal window fasteners are of low significance).
- Open-plan spatial quality.

In the 1990s, an application for the demolition of an outbuilding and the outrigger to rear and erection of a new single storey extension was approved and implemented. Other works at the time included a new shopfront and bricking up of existing windows.

Description of area

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship

Description of development

Planning Consent is sought to retain the Class E use to ground floor and basement and to create a residential apartment Class C3(a) within the upper floors. External alterations include reinstatement of a former rear outrigger above ground floor level to include a roof terrace.

Listed Building Consent is also sought for internal and external works associated with the above.

In more detail the works would include the following:

Internal Works :

Basement

- Remove current random-courses red brick floor due to perished and fragile condition, and lay new brick effect tiling, appropriate for use in WC's, to echo the existing brick flooring across entire basement level.
- Retain surviving original stone flag stones from the south of the room, lift, clean and relay in original locations within new floor finish.
- Retain the existing, original open timber floor structure, clean and leave exposed as a feature in order to see original wide undersides of floorboards above.
- Construct new timber staircase to ground floor level in the north-west corner of basement, in the location of the current ladder access
- Construct new partitions/doors to form three customer WC cubicle against east elevation, allowed the existing fireplace opening/beam to be left exposed above new vanity units within each cubicle.
- Retention of existing cast iron columns which would be stripped of loose existing finishes and painted with intumescent paint
- 19th century brick blacksmiths forge/oven to be carefully removed due to poor structural/building fabric condition and health and safety issues.
- Existing void to the rear of the building to be cleared of existing debris and building material and made into a useable store room with new panelled door salvaged from a reclamation company.
- Infill other door opening to north-west void with reclaimed brick from basement due to new staircase being located immediately in front. Re-laid brick to be left unpainted in order to clearly define where the doorway originally was located
- Replacement of unsafe original timber structural beam, in steel
- Create new storeroom to the southern half of the basement, using a shadow gap between new stud walls and existing brickwork.

Ground Floor

- Original floorboards will be uncovered by removing current layers of modern floor coverings/boarding and left exposed and treated.
- Modern plaster to be taken off east elevation and brickwork to be left exposed, made good and sealed.
- Remove current layers of modern ceiling and install new fire rated plasterboard ceiling across ground floor level to provide compartmentation between ground and first floor levels for compliance with building regulations.
- Install new structural beam to support first floor dividing wall due to poor structural condition of existing support.
- Existing modern timber staircase to be removed and new timber staircase to be built in same location in order to allow for new fire door to be installed in proposed entrance vestibule.
- New vestibule/lobby as required by building regulations to provide separation between the commercial and residential uses shared residential and commercial entrance.
- Form new floor to ceiling stair enclosure at ground floor level around basement staircase, including fitted shelving unit to café side.
- Creation of kitchen area within modern extension and fit out of ground floor front of house.

First Floor Level

- Retain and refurbish timber floorboards throughout. All floors to be levelled as required.
- Existing plastered finish to be made good with lime render where required.

- New lime plaster with insulating cork chips to be used to improve the thermal performance of the two external walls.
- Careful removal of surviving joinery elements such as skirting and dado removed, and carefully removal and rebuilding of wall to allow structural works to the supporting beam and floor. Replastering using lime plaster and original joinery refitted in same locations.
- Blocked original doorway in external wall will be reopened and utilised as primary entrance into new bathroom/balcony.
- Removal of layers of later covering from ceilings and renewal using laths and lime to reinstate original appearance.
- The original lath and plaster ceilings to the rear box room and landing repaired.
- Unblocking of blocked opening to chimney breast in front bedroom and insertion of a simple timber surround and cast iron hob grate using a design from the late-18th century, and which is known to have been used in similar weavers cottages in Manchester, will be sourced and installed.
- Removal of faux fire surround to the rear bedroom opening up and insertion of new reclaimed fire place.
- Restoration of fitted alcove cupboard back to its likely original design with the restoration of missing elements such as the removed central division rail/shelf, and the four missing panelled cupboard doors using designs of similar panelled cupboards found in other weavers' cottages in Manchester
- Existing window opening to rear bedroom be reinstated with historically appropriate design.
- Retain 19th century sash windows and redecorate. Replace current single glass panels with MONO laminate glass panels to improve thermal and acoustic performance.
- Retain all original/early joinery - skirting, dado rails, architraves to be retained and restored in situ, with any areas of lost or too-poor condition elements to be remade like-for-like.
- Removal of original partially surviving low, timber enclosure around top of staircase due to non-compliant with current building regulations and insertion of full height partition built in its place.
- Original doors to front and rear bedrooms to be retained, repaired and reused in their original locations.
- Fixing open original half-glazed panelled door to the rear box room as too low to achieve standard head height (currently 1.8m high). Lowest timber T&G panel above the opening will be removed to achieve 2.1m head height.

Second Floor

- Retention of 19th Century floorboards.
- Removal of rough areas of later plaster and paint from the east elevation and then lime wash the bare brick.
- To the west elevation, the plastered wall will be retained along with the numerous historic limewash layers which will be sealed and kept exposed as a feature within the space.
- Two small areas of external wall to the north and will be replastered using lime plaster with cork ships in order to improve the thermal capacity.
- Original partially exposed roof structure will be stripped of existing paint finishes and sealed. Original lath and plaster ceiling is in very poor condition and has areas of full collapse and imminent collapse. Remaining parts of ceiling will be removed and replaced like-for-like with new lath and plaster ceiling.
- Construct new floor-to-ceiling stud partition enclosure to currently open stairwell with additional lobby to top of stairs and small store cupboard. Junction between new partitions and existing fabric will incorporate a shadow gap trim.
- Single pane secondary glazing units to be fitted flush within the depth of each window opening reveals within the depth of the rebate, in order to improve thermal and acoustic performance

General

- Rewire building, replacing all light fittings, sockets and switches with a more appropriate, high quality design. Areas where brickwork will be left exposed, new conduits will be of a galvanised steel type and fixed onto the brickwork.
- All artifacts discovered during clearance of the building, illustrating historic past owners, uses and processes, will be used to create displays around café area.

External Works:

- Unblocking of original window opening to rear elevation.
- Construction of rear bathroom extension with the former outrigger reinstated above ground floor level.
- Removal of current, modern roller shutter and c1990s glazed shop front and replace with aluminium slim-framed glazed shopfront. Apply adhesive lettering denoting name of café onto glass.
- Repointing of brickwork using lime mortar where necessary
- All redundant fixtures and fittings (i.e. lighting, burglar alarms, etc) to be carefully removed and external wall made good, if required.
- Insertion of new louvered extract to existing modern extension.
- Removal of modern signage from above shopfront to expose mid-20th century hand painted signage beneath if still surviving.
- Creation of storage area within rear yard and installation of timber fence enclosure to provide security and screening.

2 cycle parking spaces would be provided within the rear yard within an external storage area.

Consultations & Notification Responses

135615/FO/2022

Publicity – The application was advertised as affecting a listed building and the character of a conservation area and occupiers of neighbouring properties were notified about the proposals.

No representations have been received.

Head of Highways: Have no objections.

Head of Environmental Health: Have no objections subject to compliance with conditions relating to Acoustic Insulation, Refuse, and Construction Management.

GMEU – No comments received.

GMP (Design for Security): Have made recommendations about measures which should be incorporated within the proposals to prevent issues related to crime and disorder.

135616/LO/2022

Publicity – The application was advertised as affecting a listed building and the character of a conservation area and occupiers of neighbouring properties were notified about the proposals.

No representations have been received.

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 5 – Delivering a sufficient supply of homes – The proposals would be consistent with the aim of the government's objective of significantly boosting the supply of homes of a variety of sizes, types and tenures.

Section 6 - Building a strong and competitive economy- It is noted that the proposal would result in street level activity and would generally be acceptable in principle in a mixed use City Centre environment.

Section 7 – Ensuring the vitality of town Centres - this recognises town centres as the heart of their communities and states that planning policies should support their viability and vitality. The proposal would result in street level activity which would generally be acceptable in principle in locations associated with a bar or restaurant use within the City Centre.

Section 12. Achieving Well- Designed Places- States that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 Conserving and enhancing the historic environment – states that in determining planning 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.

And that 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In terms of the NPPF the following should also be noted:

Paragraph 193 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197 In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be

demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. 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, where appropriate, securing its optimum viable use.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

The alignment with the above policies is discussed below.

Core Strategy – Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including: -

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;

- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- Provide good access to sustainable transport provision.

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy H1 Overall Housing Provision – identifies the need for more housing within the City and supports appropriate forms of residential development within the City Centre.

Policy CC3 Housing – supports high quality residential apartments within the City Centre

Policy CC7 Mixed Use Development - identifies the City Centre as presenting the most viable opportunities for mixed-use development, and states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a mixed-use development which will create such an environment. In the context of this policy the principle of a residential use in this location is acceptable.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 3 Heritage – which states that 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.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate

ISSUES

The Schemes Contribution to Regeneration and Housing Delivery – Regeneration is an important planning consideration. The City Centre is the primary economic driver of the region and is crucial to its longer term economic success. There is an important link between economic growth, regeneration and the provision of new housing and as the national economy has entered a new growth cycle, it is essential that new homes are provided. In its current condition the vacant property has a negative impact on the street scene, the Smithfield Conservation Area and the Northern Quarter.

The proposals would bring benefits in terms of the reuse of a currently vacant site. The proposal would support population growth, contribute to the economy and help to sustain the Northern Quarter as a vibrant place to work and live. The proposal would contribute to meeting housing need within an area that has been identified as being suitable for new residential development. The proposed would appeal to a range of potential occupiers. The continued use of the ground floor and basement as a commercial use would provide additional facilities for local residents and maintain the contribution to ground floor activity on Thomas Street that the previous Jewellers use provided.

Given the above, the proposed development would be consistent with sections 1 and 2 of the National Planning Policy Framework, and Core Strategy policies H1, SP1, CC3, CC7, and DM1.

Affordable housing provision – The number of units proposed falls below the 15 or more units level that requires a contribution to be made to the City-wide target for 20% of new housing provision to be affordable.

Residential development - density/type/accommodation standards - The proposed development would comply with the spaces standards as set out in the Residential Quality Guidance and National Space Standards. The Residential Quality Guidance highlights the importance of providing homes which meet a range of needs including city centre family living. The 2 bedroom apartment would be suitable for a range of users which could include a small family. The dwelling will provide 83.5 sq. metres of internal floorspace, which is higher than the minimum standard of 79 sq. metres for a 4 person, 2 bedroom 2 storey dwelling .

It is considered that the development complies with policies SP1, H1 and DM1 of the Manchester Core Strategy.

Design Issues, relationship to context and impact on the Character of the Listed Building and Character of the Conservation Area - It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The proposed change of use would help secure the full use of the property in a prominent location in the Smithfield Conservation Area. The building would be enhanced internally and externally.

Currently the upper floors of the building and the basement are generally in a poor state of repair and the proposals would remediate existing structural issues and issues with water ingress which are contributing to its deteriorating conditions.

It is noted that the proposals have actively strived to respect and enhance the original 18th century character of the building and its surviving features.

The building contains many original features and the general approach to this development is one of repair, refurbishment and reinstatement. The proposals aim to maintain, enhance and expose the surviving highly significant building elements and features throughout the most complete and highest significant parts of the building. Where there is loss of historic fabric this is principally due to the condition of certain elements which are beyond repair or a necessity to bring the building up to the regulatory standards necessary to support the proposed and historic use of the upper floors and the separate operation of the ground floor and basement.

The proposals for 33 Thomas Street will result in various instances of both adverse and beneficial direct impacts upon the listed building. Instances of beneficial impact focus on the restoration and enhancement of the most significant parts of the building, where original and early features will be retained, restored or enhanced – allowing for the original weavers’ workroom and living quarters to be understood and appreciated as a single apartment with its significant features and planform retained and enhanced, and allowing these rooms back to be returned back to their original residential use.

Examples of restoration of lost features include the recreation of the lost original panelled rear bedroom fitted cupboards and the removal of mid-20th century boarding and metal sheeting to the first floor ceilings to allow them to be reconstructed with lath and plaster.

The extension which would represent a reconstruction of the demolished outrigger to the rear of the first floor level will further restore the building’s planform back to its original form but with the advantage of offering an external balcony positioned above the current modern roof of the ground floor c1980s/90s rear extension. This element of the proposals is considered to be contextually appropriate.

Externally, apart from the replacement of the modern ground floor shop window and the redecoration of all painted elements/new signage, the proposals for the front of the building will not have an impact on the Smithfield Conservation Area. Due to the entirely enclosed nature of the rear of the property, although the rear elevation will have its original rear bedroom window opening reopened and the demolished rear outrigger reconstructed, these alterations will not be seen from the wider conservation area outside of the rear yard and will also have no impact on the conservation area.

There are some areas of the building that are currently inaccessible of which require further investigation to determine the exact nature of any original features which might be concealed behind later building fabric / interventions and conditions will secure a watching brief for the strip out / removal of the roof (beams, ceilings slates etc.) and chimneys, ground floor shopfront, basement floor, basement store and blacksmiths oven. These will require submission of details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas for agreement to ensure that there is no unacceptable loss of original fabric in these areas.

In the context of the above in terms of levels of harm, adverse interventions relate to the need to accommodate new building services and facilities throughout the building, and also to enable the building to successfully function as a café and as a separate apartment, allowing for the reversal of previous unsympathetic alterations to the building.

The proposals will cause no harm to the special architectural or historic interest heritage interest of the building, and will, in fact, greatly enhance that interest and the ability to understand and appreciate it.

It is considered that the combined physical (direct) impacts on the Grade II listed 33 Thomas Street will be moderate beneficial, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets, whilst greatly contributing to wider conservation objectives established in national and local policy.

The proposed internal and external changes would overall be beneficial in nature and any harm would be less than substantial. The works would enhance the character and fabric of the listed building and the character of the surrounding conservation area.

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the proposals would be beneficial in the context of the architectural and historic character and fabric of the listed building and the character of the conservation area.

On the above basis the proposals are considered on balance to be acceptable.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 193, 197, 200 and 201 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

Car Parking, cycle parking and relationship to public transport infrastructure

The site is highly accessibility via public transport including Metrolink, Metroshuttle, mainline rail and bus and the on-going public transport improvements within the City Centre would further enhance accessibility. 2 cycle parking space will be in the rear yard.

On the basis of the above the proposals are consistent with Core Strategy Policies DM1, T1 and T2.

Energy Efficiency and Sustainability - New developments should attain high standards of sustainability because of their high profile and local impact. The Code for Sustainable Homes was

revoked in March 2015 but it is important to understand how a development performs in respect of waste efficiency and energy standards.

The opportunities to retrofit sustainability measures are limited by existing site constraints. The proposal is supported by an Energy Statement which sets out how within the limitations of the historic fabric of the listed building the energy efficiency and consequent reduction in carbon emissions associated with the development would be realised.

All heating would be electric and the energy efficiency of the building will be improved through the installation of double glazing windows and new energy efficient appliances. Mechanical ventilation with heat recovery (MVHR) system will be specified in the dwelling to further reduce the heat losses and the energy demand of the apartments. The proposed MVHR system can recover up to 93% of heat from the extracted stale air from the dwelling by using a counter flow heat exchanger which 'pre- heats' cool incoming, fresh air. The outgoing and incoming air pass next to each other, but do not mix.

Withing the Café area a HRU (Heat Recovery unit) which extracts warm and recovers heat via a counter flow heat exchanger which 'pre- heats' cool incoming, fresh air would be used.

A wastewater heat recovery system is proposed to be utilised to the waste from the shower within the dwelling.

In addition, a key sustainability feature of the proposal is the reuse of an existing building with limited alterations to reduce construction waste

The proposal would deliver a scheme that is efficient and cost effective during occupation and accords with the adopted Core Strategy Policy EN 4, EN6 and the Supplementary Planning Document (SPD) criteria.

Noise and Impact on Amenity

Given the nature of uses within the adjacent area there is a need for a suitable level of acoustic insulation and ventilation to the property to attain acceptable internal noise standards within the property whilst preventing overheating. The final details of this would be secured via a pre-commencement condition to be attached to any consent granted. A condition would also ensure that there is no unacceptable level of noise transfer from the commercial unit into the residential accommodation above.

New housing would complement the existing residential and commercial uses, would activate a vacant site.

The proposed roof terrace faces onto the windows of residential properties within the rear of Bollin House on Edge Street and overlooks the beer garden to the Bay Horse Pub. Given the prevailing noise environment associated with the rear area as a result of the beer garden, the size of the development and the separation distance across the rear yard it is on balance not considered that there would be any unacceptable level of impact on the amenity of adjacent residential properties.

There are no amenity issues associated with the proposal that would adversely impact on surrounding residential properties in the context of this location. It is considered that the proposals are therefore consistent with Core Strategy Policies DM1 and SP1 and saved UDP policy 26.1

Crime and Disorder - The increased impression of activity from the re-use of this building would improve security and surveillance. It is noted that the recommendations from consultation with GMP Secure by Design have been incorporated into the final design of the development. Subject

to compliance with this and in view of the above the proposals are consistent with Core Strategy Policy DM1.

Waste and Recycling - Refuse and recycling facilities would be provided within internal bins stores and within the rear storage area for moving for collection. The café waste would be collected privately. Waste collections would take place from High Street with bins brought out by residents on collection day.

In view of the above it is considered that this is consistent with Core Strategy policy DM1.

Disabled access — Provision of level / lift access is not proposed as part of the development. There are existing site constraints associated with a mid-19th Century building set over four storeys include stepped access from street level, with stairs between each floor. Information accompanying the application explains in more detail why full accessibility by means of a lift was not considered a practical solution for this historic building. It is not possible to achieve level access for this site. The building would require an external ramp which would cause an obstruction in the pavement and impact detrimentally on the character and fabric of the listed building and the character of the conservation area. There would also be a requirement for an internal lift to permit access between the floors. Lift access would impact on the viability of the scheme and would compromise the ability of the proposed development to meet internal space standards.

It is noted that the nationally described space standard states that Gross Internal Areas in the standard, “will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households”. These mitigating factors are considered on balance to be acceptable.

In view of the above with respect to disabled access the proposals are considered on balance to be consistent with the requirements of Core Strategy Policy DM1 and DC7.

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.

Recommendations:

135615/FO/2022 : Approve

135616/LO/2022 : Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

135615/FO/2022

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Location plan BAC057 00 0001; and

(b) Dwgs BAC057 02 0001 Rev A (Proposed Layout and Elevations), 02 0002 (Proposed Demolitions), , 02 0003 (Proposed Sections and Details all stamped as received on 12-05-23 and Dwg BAC057 01 0003 (Proposed Reflected Ceiling Plan) stamped as received on 05-04-23;

(c) Dwgs BAC001-AUR-ZZ-ZZ-DR-5201,BAC001-AUR-ZZ-ZZ-DR-5202 , BAC001-AUR-ZZ-ZZ-DR-5301, BAC001-AUR-ZZ-ZZ-DR-5601, BAC001-AUR-ZZ-ZZ-DR-5701, BAC001-AUR-ZZ-ZZ-DR-6100, BAC001-AUR-ZZ-ZZ-DR-6201, BAC001-AUR-ZZ-ZZ-DR-6301, BAC001-AUR-ZZ-ZZ-DR-6601 and BAC001-AUR-ZZ-ZZ-DR-6801 (all stamped as received on 05-04-23) and all as amended by BAC001-AUR-ZZ-ZZ-DR-5701 Rev P04 and BAC001-AUR-ZZ-ZZ-DR-5702 Rev P01 (both stamped as received on 18-05-23);

(d) Detailed work as shown in the 33 THOMAS STREET, MANCHESTER, M4 1NA, DESIGN & ACCESS STATEMENT Rev B dated 11-05-23;

(e) Structural Report on Existing Building, 33, Thomas Street, Manchester by ING;

(f) Hannah Kera's e-mail dated 25-05-23 in relation to Highways comments;

(g) Waste Proforma and plans stamped as received on 18-05-23 ;

(h) Hannah Kera's e-mail dated 26-04-23 in relation to Design for Security Comments.; and

(i) Noise Impact Assessment, Ref: AA0438, 33 Thomas Street, Manchester, M4 1NA by Azymuth Acoustics UK stamped as received on 08-12-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6, EN8, EN16, EN19 and DM1 saved Unitary Development Plan policies DC18.1, DC19.1 and DC26.1

3) The residential accommodation hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

4) Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include;

- o Display of an emergency contact number;
- o Arrangements that no noisy work shall commence before 08:30
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the Waste Proforma and plans stamped as received on 18-05-23 and Hannah Kera's e-mail dated 25-05-23 in relation to Highways comments (Refuse) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

6) The development hereby approved shall be carried out in accordance with the measures set out in the 33 Thomas Street, Energy Statement dated 10 March 2023 Ref BAC001-AUR-XX-XX-ES Edition P1

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

7) The development hereby permitted shall be carried out in accordance with the security improvement measures as set out in Hannah Kera's e-mail dated 26-04-23 in relation to Design for Security Comments.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

8) Notwithstanding the recommendation within the Noise Impact Assessment, Ref: AA0438, 33 Thomas Street, Manchester, M4 1NA by Azymuth Acoustics UK stamped as received on 08-12-23 before development commences final details of the following shall be submitted:

(a) a scheme for acoustically insulating and mechanically ventilating the residential accommodation against local road traffic network, any local commercial/industrial noise sources including the ground floor / basement commercial unit;

(b) An assessment of the potential for overheating and any required mitigation which the noise insulation scheme shall take into account

shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation and ventilation scheme and shall be completed before any of the dwelling units are occupied.

The following noise criteria will be required to be achieved whilst providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq

The scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

(c) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local

planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

9) Prior to occupation of:

(a) The residential accommodation; and

(b) The ground floor / basement commercial unit

a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

10) Notwithstanding the recommendation within the Noise Impact Assessment, Ref: AA0438, 33 Thomas Street, Manchester, M4 1NA by Azymuth Acoustics UK stamped as received on 08-12-23 before the use of the ground floor / basement commercial unit commences a scheme for acoustically insulating the unit to ensure that there is no unacceptable level of noise transfer from the unit to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

(c) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

11) The ground floor / basement commercial units shall not be operated outside the following hours:

10:00 to 22:00 Monday to Saturday and 12:00 to 20:00 hours Sundays

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

13) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each ground floor commercial unit shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which supersede this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

14) No development that is hereby approved shall commence unless and until a schedule of material samples and programme for the submission and implementation of works to which the materials relate has been submitted to and approved in writing by the City Council as local planning authority.

The samples strategy shall then be submitted, approved in writing by the City Council as local planning authority in accordance with the programme agreed above and implemented in accordance with the agreed timescales.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

15) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Structural strengthening works and other structural interventions to the front first floor window.

The approved details shall be implemented prior to the first use of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

16) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Shopfront treatment based on any findings as a result of the discharge of condition 4.
- b) Works to roof (beams, ceilings slates etc.) and chimneys based on any findings as a result of the discharge of condition 4.
- c) Product details and sections of any secondary glazing.
- d) Repairs to the existing windows & doors, including sample of the new glazing and a method statement for the works.
- e) New external doors & windows including the new door to the 1990's extension.
- f) Treatment of the east external wall.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

2) For this development proposals for good practice principles for both the design and operational phases are recommended. Reference should be made to IAQM/EPUK guidance: <http://iaqm.co.uk/guidance>

3) If during works to demolish / convert the building to the use hereby permitted any sign of the presence of bats if found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of

bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted

Any lighting at night needs to adhere to guidance within the 'Landscape and urban design for bats and biodiversity' (Gunnell et. al., 2012, Bat Conservation Trust) Guidance Note 8 'Bats and Artificial Lighting' 2018, Bat Conservation Trust.

4) Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

135616/LO/2022

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:

(a) Location plan BAC057 00 0001; and

(b) Dwgs BAC057 02 0001 Rev A (Proposed Layout and Elevations), 02 0002 (Proposed Demolitions), , 02 0003 (Proposed Sections and Details all stamped as received on 12-05-23 and Dwg BAC057 01 0003 (Proposed Reflected Ceiling Plan) stamped as received on 05-04-23;

(c) Dwgs BAC001-AUR-ZZ-ZZ-DR-5201, BAC001-AUR-ZZ-ZZ-DR-5202 , BAC001-AUR-ZZ-ZZ-DR-5301, BAC001-AUR-ZZ-ZZ-DR-5601, BAC001-AUR-ZZ-ZZ-DR-5701, BAC001-AUR-ZZ-ZZ-DR-6100, BAC001-AUR-ZZ-ZZ-DR-6201, BAC001-AUR-ZZ-ZZ-DR-6301, BAC001-AUR-ZZ-ZZ-DR-6601 and BAC001-AUR-ZZ-ZZ-DR-6801 (all stamped as received on 05-04-23) and all as amended by BAC001-AUR-ZZ-ZZ-DR-5701 Rev P04 and BAC001-AUR-ZZ-ZZ-DR-5702 Rev P01 (both stamped as received on 18-05-23);

(d) Detailed work as shown in the 33 THOMAS STREET, MANCHESTER, M4 1NA, DESIGN & ACCESS STATEMENT Rev B dated 11-05-23;

(e) Structural Report on Existing Building, 33, Thomas Street, Manchester by ING;

(f) Hannah Kera's e-mail dated 25-05-23 in relation to Highways comments;

(g) Waste Proforma and plans stamped as received on 18-05-23 ;

(h) Hannah Kera's e-mail dated 26-04-23 in relation to Design for Security Comments.; and

(i) Noise Impact Assessment, Ref: AA0438, 33 Thomas Street, Manchester, M4 1NA by Azymuth Acoustics UK stamped as received on 08-12-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6, EN8, EN16, EN19 and DM1 saved Unitary Development Plan policies DC18.1, DC19.1 and DC26.1

3) No development that is hereby approved shall commence unless and until a schedule of material samples and programme for the submission and implementation of works to which the materials relate has been submitted to and approved in writing by the City Council as local planning authority.

The samples strategy shall then be submitted, approved in writing by the City Council as local planning authority in accordance with the programme agreed above and implemented in accordance with the agreed timescales.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before the works hereby granted consent are commenced details of a watching brief for the strip out / removal of the roof (beams, ceilings slates etc.) and chimneys, ground floor shopfront, basement floor, basement store and blacksmiths oven shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

5) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

The scaffolding shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Fire and acoustic separation works.

- b) Final details of M&E services including a strategy for any fume extraction from the commercial unit.
- c) Structural strengthening works and other structural interventions to the ground floor, basement and the front first floor window.

The approved details shall be implemented prior to the first use of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details as set out in condition 2 above for each of the following items no works unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Shopfront treatment based on any findings as a result of the discharge of condition 4.
- b) Floor build up within the basement based on any findings as a result of the discharge of condition 4.
- c) Treatment of the basement cupboard based on any findings as a result of the discharge of condition 4.
- d) Works to roof (beams, ceilings slates etc.) and chimneys based on any findings as a result of the discharge of condition 4.
- e) Product details and sections of any secondary glazing.
- f) New staircase to basement and between ground floor and first floor, including detailed cross-section, materials, details of handrail etc.
- g) Works to enclose the historic rear staircase on the first floor and second floor, including details of overboarding, handrails and any additional repairs to existing steps.
- h) Details of the re-use of the timber boarding from the historic rear staircase.
- i) Repairs to the existing windows & doors, including sample of the new glazing and a method statement for the works.
- j) New external doors & windows including the new door to the 1990's extension.
- k) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications and cross-section of new lime render.
- l) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis.
- m) Details of any waterproofing to the basement which is supported by a clear justification for the need.
- n) Repair methodology for any damaged / missing render and plaster.
- o) Treatment of the east external wall.

The approved details shall be implemented prior to the first use of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 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

Highway Services
Environmental Health
Greater Manchester Police
Greater Manchester Ecology Unit

Part Ground Floor, 28 Edge Street, Manchester, M4 1HN
First Floor Gymnasium, 35 - 37 Thomas Street, Manchester, M4 1NA
First Floor, 30 - 32 Thomas Street, Manchester, M4 1ER
Basement Left, 30 - 32 Thomas Street, Manchester, M4 1ER
HEMISPHERE, Second Floor And Third Floor, 30 - 32 Thomas Street, Manchester, M4 1ER
Flat 14, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 13, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 12, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 11, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 10, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 9, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 8, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 7, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 6, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 5, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 4, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 3, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 2, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 1, Bollin House, 26 Edge Street, Manchester, M4 1HN
22 Edge Street, Manchester, M4 1HN
Ground Floor, 40 Thomas Street, Manchester, M4 1ER
Basement, 40 Thomas Street, Manchester, M4 1ER
28 Edge Street, Manchester, M4 1HN
HOLT & MARSH (ENGRAVERS) LIMITED, Second Floor, 40 Thomas Street, Manchester, M4 1ER
First Floor, 40 Thomas Street, Manchester, M4 1ER
Second Floor, 35 - 37 Thomas Street, Manchester, M4 1NA
40 Thomas Street, Manchester, M4 1ER
39 - 41 Thomas Street, Manchester, M4 1NA
38 Thomas Street, Manchester, M4 1ER
35 - 37 Thomas Street, Manchester, M4 1NA
Folk And Sole Hemisphere, 30 - 32 Thomas Street, Manchester, M4 1ER
34 - 36 Thomas Street, Manchester, M4 1ER
31 Thomas Street, Manchester, M4 1NA
100 - 102 High Street, Manchester, M4 1HP

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 - Smithfield Conservation Area 1987
Area Team Boundary - Name: CENTRAL

