

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136441/LO/2023

Date registered valid: 11 April 2023

Proposal: Listed Building Consent for installation of new fascia sign non illuminated individual letter signage and internally illuminated projecting sign logo panels together with other internal refurbishment works.

Address: 7 Exchange Street, Manchester, M2 7EE

Ward(s): Deansgate Ward

Applicant: Hilary Palmer Mint Velvet

Agent (if any): Miss Alicia Ovington StudioJill

Case officer: David
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Brettell
4556

Recommendation: **APPROVE**

Date of recommendation: 19.07.2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 25 April 2023

Standard consultations:

Printed: 12 April 2023 Expired: 3 May 2023

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 25 April 2023 Expired: 16 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: St Anns Square Conservation Area 1970

Tree Preservation Order:

Description of area

The Royal Exchange, within which the application site is located, is a Grade II listed building. It is located on land bounded by St Annes Square, Cross Street, Market Street and Exchange Street. The building is made up of ground floor retail units, upper floor offices and accommodates the Royal Exchange Theatre. The application site faces Exchange Street.

The building occupies a prominent position in the St Ann's Square Conservation Area. It is located in the setting of a number of Grade I, Grade II* and Grade II listed assets, including the Grade I listed St Ann's Church positioned at the core of the Conservation Area.

Description of development

The application site is an existing retail unit, which would be refurnished and re-branded to trade as Mint Velvet. The proposal comprises alterations to the façade, and to the internal retail space. The works to the facade involve the removal of existing cut-out letter signage from stone fascia and projecting sign logo panels (from previous tenant). The facade itself would be retained as existing. New cut-out letter signage and projecting sign logo panels with Mint Velvet logo would be installed, with all new signage will be installed in line with The Royal Exchange's signage guidelines. Existing internal illuminated signage (from previous tenant) would be

removed and replaced with illuminated Mint Velvet signage. The works proposed to the interior of the building comprise of removal of the existing shop-fit, reconfiguration and redecoration throughout.

The alterations proposed are non-structural and would retain and reinforce the buildings historic character. New partitions, finishes, fittings, furniture and lighting would be inserted into the existing fabric of the building. New dividing partitions would accommodate a dedicated DDA fitting room, x4 fitting rooms and a personal shopping suite. This addition would provide yield attractive and usable fitting room areas, with the DDA fitting room designed in line with current standards offering an improved retail experience. The interior would be redecorated throughout whilst retaining any original features. All works to back of house areas would be minimal redecoration only and the current uses of these rooms would not change.

The building has previously been adapted to accommodate shop premises to the ground floor with storage space currently at basement level.

Consultations & Notification Responses

Site and Press Notices - No comments received

Neighbours – no comments received

Issues

Discussion have taken place to ensure the proposals are fully acceptable in terms of Urban Design and Conservation.

In relation to National Planning Policy Framework (NPPF) (2021), the following paragraphs are of relevance:

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

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

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

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

Para 199 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

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

In terms of local planning policy, it is relevant to consider policies Core Strategy policies

Policy DM1 concerns Development Management. It is stated that all development should have regard to a number of issues including character of surrounding area, effects on amenity, access for disabled people, Design for Health, refuse storage and collection, and vehicular access and car parking.

Policy SP 1 considers Spatial Principles. It is stated that the Regional Centre will be a focus for economic and commercial development, retail, leisure and cultural activity. Further, it is stated

that development in all parts of the city should make a positive contribution to creating well designed places that enhance or create character, and makes a positive contribution to the health, safety and wellbeing of residents.

Policy EN3 relating to Heritage is supported as the proposal does not detract from the character or setting of the building and the proposal respects and enhances the original architecture, scale, materials and colour, detailing and other significant features of the building.

Policy CC9 - Design and Heritage - The proposed refurbishment of the building would have a high standard of design appropriate to its context and the character of the area and it would not have an adverse impact on the setting of nearby listed buildings or Conservation Areas.

Policy DM 1- Development Management - This sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. Of these, the following issues are or relevance to this proposal:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Design for health;
- o Adequacy of internal accommodation and amenity space.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- o That development should have regard to the character of the surrounding area;
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- o Accessibility to buildings, neighbourhoods and sustainable transport modes;
- o Impact on safety, crime prevention and health; adequacy of internal accommodation , external amenity space, refuse storage and collection, vehicular access and car parking; and
- o Impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

Saved UDP Policies

The following saved UDP policies need to be considered in relation to the application.

DC18.1 Conservation Areas. - The development is within St Ann's Conservation Area

DC19.1 Listed Buildings - The Royal Exchange building, within which the application sit is located is Grade 2 listed.

The internal refurbishment works are considered acceptable, in terms of heritage and planning policy. One aspect of the initial proposals was for a resin floor which was not considered acceptable, as it was not demonstrated that works would be fully reversible and removable. This no longer forms part of the proposals.

Regarding disabled access, a level threshold is currently exists and is retained, and the change in level to the main retail area is via an existing platform lift inside the entrance.

Signage details are also considered acceptable, and compatible with other signage elsewhere on the building frontage.

Works to columns should be conditioned in order to reveal any features of heritage value which may be discovered post-strip out.

Accordingly, the application is recommended for approval, subject to conditions.

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:

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Discussions have taken place regarding the design and appearance of the proposed alterations, and the details are now considered acceptable.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

received on 8th March 2023

- 1072-GA-10-003 General Arrangement Plan
- 1072-GA-10-004 Reflected Ceiling Plan
- 1072-GA-10-005 Floor Finishes Plan
- 1072-GA-10-006 Wall Finishes Plan
- 1072-GA-10-007 Small Power Plan
- 1072_EL_20_001 Existing Shopfront Elevation
- 1072_EL_20_002 Proposed Shopfront Elevation
- 1072_EL_20_003 Proposed Shopfront Visual
- 1072_EL_20_004 Internal Elevations 1
- 1072_EL_20_005 Internal Elevations 2
- 1072_EL_20_006 Internal Elevations 3
- 1072_EL_20_007 Fitting Room Lobby Elevations
- 1072_EL_20_008 Personal Shopping Suite Elevations
- 1072_EL_20_009 Fitting Room Elevations
- ManchesterMV_Rev1 - Plan - GF Rear - A3 1-50 - Existing Floor Plan
- ManchesterMV_Rev1 - Plan - GF Front - A3 1-50 - Existing Floor Plan
- ManchesterMV_Rev1 - Plan - B - A3 1-50 - Existing Floor Plan
- Mint Velvet - Manchester Proposed Lighting Plan
- 1072-LP-002 Site Plan
- 1072-LP-001 Location Plan
- 1072_SC_005 Design and Access Statement
- 1072-EX-002 - Internal Photos
- 1072-EX-001 External Photo

Received on 28th March 2023

- 1072-GA-10-002 Demolition Plan
- Heritage Statement

Received on 2nd June 2023

- 1072-GA-10-002 Demolition Plan (revision)
- 1072-GA-10-003 General Arrangement Plan (revision)

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DM1 (Development Management) of the Manchester Core Strategy.

3) Prior to the commencement of refurbishment works, following completion of the internal strip out of the unit, details of any heritage features revealed, including columns, shall be recorded and subject to a scheme for enhancement and protection which shall be submitted to, and approved in writing by, the City Council, as local planning authority. The approved details shall be implemented as part of the development.

Reason – To ensure that the development is acceptable, pursuant to Policies DM1, EN3 and CC9 of the Manchester Core Strategy, and saved UDP policy DC19.1.

4) The external lettering should reuse existing fixings where possible. Otherwise, new fixings should be into the mortar, to avoid damage to stonework.

Reason - To ensure that the development is acceptable, pursuant to Policies DM1, EN3 and CC9 of the Manchester Core Strategy, and saved UDP policy DC19.1.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

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