

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0669

Date registered valid: 20 September 2022

Proposal: Discharge of conditions 4 (Materials), 5 (Ceiling refurbishment), 6 (window bulkheads) and 7 (Window repairs) attached to Listed Building Consent referenced 129657/LO/2021

Address: Flat 6, Block A, 12 Pollard Street, Manchester, M4 7AJ

Ward(s): Ancoats & Beswick Ward

Applicant: Mr. Corin Craig Jackson

Agent (if any): Miss Viktoria Klimentova Coda Studios

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 March 2023

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 26 September 2022

Expired: 17 October 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

UDC comments -The notes in the table state:

Install new suspended to underside manufacturer's specification and leave existing ceiling exposed as per Soft Strip Out Methodology , clarification was sought in relation to whether it was suggesting that the original ceiling is retained and exposed and repaired - which is the preferred solution.

Carefully remove any damaged plaster ceilings and replace with new plaster finish match existing including making good to any fibrous plaster covings and mouldings if present. Clarification was sought if there a detailed specification for the above? The proposals also state that if mouldings /covings are present then they will be reinstated - have any been discovered and if so where - these should be marked on a plan and photographs sent through.

The proposed repointing mix is a 1:2:9 - what is the 1,2 and 9 the mortar should match the original mix which is likely to be a lime rich mix with aggregates and no cement. A sample of any new reclaimed bricks to repair the walls is needed if bricks are to be replaced.

The proposed finish for internal walls is to add a dust proofing seal and then add a limewash. They queried if the limewash would be enough to stop the brick dusting, provided the dusting is removed first. If the dust proof seal is needed they would need to agree the specification to avoid products that do not allow the building to breathe.

Painting specification and colour will need to be agreed.

There is a need to ensure that the intumescent paint doesn't impact on the appearance of the column. The product needs to be smooth and not impact on the design features of the column.

The proposals are to expose the existing ceiling - does this provide sufficient sound and fireproofing or will there be a need to provide some treatment to comply with current regs?

There is drawing showing a ceiling upgrade - is this only for the area identified on the plan as having a suspended ceiling?

Where new partitions abut original brick walls there should be a shadow gap detail. I can't see anything in the drawing pack that relates to this detail.

Following revised Condition discharge Rev.p03 document received 6th December 2022 , Further advise was provided on 15th December 2022 that conditions relating to the windows and ceiling elements could be discharged. However, in regard to the materials condition , the proposal is now to dryline the brick walls rather than expose them which is not acceptable. It looks from the photos that this may be a painted plaster at present(what's left of it) so it should return to an appropriately specified plaster finish if exposed brick is not being pursued.

In respect of the cast iron column - if this is being blasted back to bare metal and then painted then then will lose all evidence of the original paint a paint analysis before this work is agreed will be needed.

Issues

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

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

Condition no.3 Soft strip out methodology

The information in Condition discharge document ref:3161 rev.P05 received 23rd March 2023, and Proposed Plans plan ref: 3161-CDA-XX-XX-DR-A-0600 rev. A; Section plan ref: 3161-CDA-XX-XX-DR-A-0800 rev. A; Proposed Wall Treatment plan ref: 3161-CDA-XX-00-DR-A-1900 rev.A; Proposed Wall Treatment - Detail plan ref: 3161-CDA-XX-00-DR-A-1901 rev. A, and Reflected Ceiling Plan ref: 3161-CDA-XX-00-DR-A-1902 rev. A have been examined in conjunction with the proposed soft strip out works. On the basis the removal of the non original features is carried out in accordance with the methodology in the Condition discharge document ref:3161 rev.P05 received 23rd March 2023, condition no.3 is discharged

Condition 4 Materials

The information in Condition discharge document ref:3161 rev.P05 received 23rd March 2023 relating to materials has been examined , together with the submitted Paint Flake Analysis dated 23.02.2023 report ref: COA /06607 – Matt finish grey (nearest colour match RAL 7044), and content of email from planning agent dated 27th February 2023 confirming the brickwork will not be painted and only the steel columns would be painted

On the basis that the development is implemented in accordance with the information relating to materials in the documentation, paint flake analysis and email referred to above , condition no.4 is discharged .

Condition 5 Ceiling refurbishment

The information in Condition discharge document ref:3161 rev.P05 received 23rd March 2023 relating to ceiling refurbishment, and Section plan ref: 3161-CDA-XX-XX-DR-A-0800 rev.A Reflected Ceiling Plan ref: 3161-CDA-XX-00-DR-A-1902 rev. A has been examined.

On the basis that the development is implemented in accordance with the information relating to ceiling refurbishment in the documentation and plans referred to above , condition no.5 is discharged .

Condition 6 Window bulkheads

The information in Condition discharge document ref:3161 rev.P05 received 23rd March 2023 relating to non original window bulkheads and Proposed Plans plan ref: 3161-CDA-XX-XX-DR-A-0600 rev. A; Section plan ref: 3161-CDA-XX-XX-DR-A-0800 rev.A; Proposed Wall Treatment plan ref: 3161-CDA-XX-00-DR-A-1900 rev.A; Proposed Wall Treatment - Detail plan ref: 3161-CDA-XX-00-DR-A-1901 rev. A; and Reflected Ceiling Plan ref: 3161-CDA-XX-00-DR-A-1902 rev. A has been examined.

On the basis that the development is implemented in accordance with the information relating to window bulkheads on the south eastern elevation in the documentation and plans referred to above , condition no.6 is discharged .

Condition 7 Window repairs

The information in Condition discharge document ref:3161 rev.P05 received 23rd March 2023 relating to window repairs , and Proposed Plans plan ref: 3161-CDA-XX-XX-DR-A-0600 rev. A; Section plan ref: 3161-CDA-XX-XX-DR-A-0800 rev.A; Proposed Wall Treatment plan ref: 3161-CDA-XX-00-DR-A-1900 rev.A; Proposed Wall Treatment - Detail plan ref: 3161-CDA-XX-00-DR-A-1901 rev. A; and Reflected Ceiling Plan ref: 3161-CDA-XX-00-DR-A-1902 rev. A, has been examined.

On the basis that the development is implemented in accordance with the information relating to window repairs in the documentation and plans referred to above , condition no.7 is discharged.

..

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

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

Area Team Boundary - Name: CENTRAL