

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134940/FO/2022

Date registered valid: 28 November 2022

Proposal: Installation of new ventilation grills Fennel Street, removal of existing soil pipes and reinstatement of glazing to windows to Long Millgate and Courtyard

Address: Chethams School Of Music , Long Millgate, Manchester, M3 1SB

Ward(s): Deansgate Ward

Applicant: Mr Pat McCartney Chethams School of Music

Agent (if any): Mr Ryan Brookes Manor Architecture Ltd

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 March 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 6 December 2022 Expired: 27 December 2022

Site notice

Posted: 6 December 2022 Expired: 27 December 2022

Press advert

Published: 13 December 2022 Expired: 3 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Cathedral Conservation Area 1972

Tree Preservation Order: NA

Description of area

This application relates to the Millgate Building which forms the south-east wing of the Chetham's Hospital building and fronts Long Millgate. It is Grade II listed. There are other designated heritage assets in proximity, including Grade I and Grade II listed buildings in Chetham's ownership.

The Millgate building also falls within the Manchester Cathedral Conservation Area.

Description of development

The proposed works comprise a scheme of renovations to the dormitory accommodation located within the Figgis and Munby Building, and the associated reading room in the Barker and Ellis Building. The existing internal layout of the dormitories is to be rearranged and made more regularly sized, and to include accessible accommodation. The use of mezzanines will increase space. Alterations to circulation are also proposed, and a new common room with mezzanine level will be created. The reading room will be refurbished.

Summary of Proposed Works

The proposed works comprise a scheme of renovations to the dormitory accommodation within the Figgis and Munby Building.

Within the Figgis and Munby Building, localised works would see interior elements stripped out, with floors, ceilings and walls stripped back to fabric, and a new internal layout constructed.

Within the northern element of the dorms, which is located within the earlier Barker and Ellis Building, fabric is to be retained and refurbished to improve the existing reading room.

In the stair core to the rear of this space, the partition wall to the reading room is proposed to be upgraded to a internal fire rated stud partition wall for fire safety.

Alterations to the internal layout would create more regular room sizes and layouts, allowing each student dorm an equal amount of space with a capacity of three residents. Each dorm would have a mezzanine level to increase space. Accessible accommodation is also proposed. The new bedrooms would all have ensuite accommodation, including an accessible bathroom for the accessible unit, removing the need for communal bathroom areas, with according space requirements.

A new common room would be more centrally located, with a mezzanine deck level above. Previously, exit to the northwestern staircase required exit through the common room. A newly configured corridor, using existing structural columns, would allow movement between the main staircase, and the lobby allowing access to the secondary staircase, without passing through other rooms.

Glazing is to be retained, and repaired where necessary. The obscured glazing to the rear elevation (western side) is proposed to be replaced with new clear glass, with existing window reveals retained and repaired.

The proposals require the removal of internal elements from the building fabric to which they are connected: both the external walls and the wall linking the two phases of building. It is proposed to execute this process carefully to minimise damage, and to replaster like-for-like as necessary. New dormitory party walls would then tie into the fabric of the building.

Fire safety works to the existing ceiling are proposed. The ceiling is to be underdrawn with fireline board and the new dormitory party walls would accordingly be built up to the underside of the underdrawn ceiling.

The internal doors between the current bedroom and corridor, and the north office, would also be removed.

Consultations & Notification Responses

The application was advertised in the press, notices displayed on site and neighbours notified. No representations received.

Environmental Health.

Recommended a condition to control noise from plant and ventilation grilles.

Greater Manchester Police

No representations received.

Issues

Impact of the works upon the appearance and significance of the building and character of the conservation area.

A detailed Heritage Statement and Assessment of significance has been submitted in support of the application.

The proposed works would have an impact on the historical fabric of the building.

However, it is considered that the proposed works not have a negative impact on the Cathedral conservation area.

The proposed works would have an impact upon the significance of the building would cause a degree of harm to the building's character. However, it is considered that the level of harm is less than substantial and the public benefits the scheme would provide would mitigate and outweigh the harm caused. In order to further mitigate the harm it is considered appropriate to

impose a condition that controls materials and finishes.

Impact upon amenity via noise potential.

A condition requiring a verification report to be submitted to the Council as LPA for approval the works are not considered to be harmful to noise levels in the area.

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 an application for listed building consent officers will seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. Planning officers have worked with the applicant to overcome problems relating to heritage and amenity.

Condition(s) to be attached to decision for approval

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:

J1030-PL01 - Heritage Impact Demolition Level 5 Floor Plan (3)
 J1030-PL02 - Heritage Impact Demolition Mezzanine Plan (3)
 J1030-PL03 - Heritage Impact Builder's Work Level 5 Floor Plan (3)
 J1030-PL04 - Heritage Impact Builder's Work Mezzanine Plan (4)
 J1030-ST01 - Site Location Plan (1)
 J1030-DR01 - Existing Level 5 Floor Plan (2)
 J1030-DR02 - Existing Mezzanine Level Floor Plan (2)
 J1030-DR03 - Proposed Level 5 Floor Plan (3)
 J1030-DR04 - Proposed Mezzanine Level Floor Plan (3)
 J1030-DR05 - Existing & Proposed Elevation - Long Millgate (1)
 J1030-DR06 - Existing & Proposed Elevation - Fennel St (1)
 J1030-DR07 - Existing & Proposed Elevation - Courtyard (1)
 J1030-DR08 - Existing & Proposed Sections (2)
 J1030-DR09 - Radiator Housing Detail (1)
 J1030-PL05 - Photograph Reference Plan (1)
 J1030 - Design_Access_Statement
 9439 Millgate HIA FINAL - Heritage Impact Report
 Millgate Building - Strip Out Method Statement Rev.A - Chethams School of Music
 Internal CGI 1
 Internal CGI 2
 Internal CGI 3
 Internal CGI 4
 Internal CGI 5

Reason - To ensure that the development is carried out in accordance with the approved plans.
 Pursuant to policies SP1 and DM1 of the Core Strategy.

3. External plant/equipment/servicing /ventilation Grilles

a) Externally mounted ancillary plant, equipment, ventilation extract and intake grilles and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme 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 site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

4. Prior to the installation of plant and ventilation grilles or louvres, a scheme for the treatment of the exterior of the plant and ancillary equipment shall be submitted for

approval in writing by the City Council as Local Planning Authority. The scheme must include specifications of all colours and finishes to be used on all external surfaces of the development. The approved scheme shall be implemented and thereafter retained and maintained.

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.

5. No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police
Environmental Health
Greater Manchester Police

Mesh 03-04 Column 7, Long Millgate, Manchester, M3 1SB
The Rabbit In The Moon Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
Manchester Cathedral, Victoria Street, Manchester, M3 1SX
Flat At, Chethams School Of Music, Long Millgate, Manchester, M3 1SB

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 - Cathedral Conservation Area 1972
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL