

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134538/LO/2022

Date registered valid: 12 September 2022

Proposal: Listed Building Consent for proposed internal refurbishment works to ground to third floors

Address: Mansfield Chambers , St Anns Square, Manchester, M2 7PW

Ward(s): Deansgate Ward

Applicant: Mr Stephen Palmer C/o JPM Real Estate Management Limited

Agent (if any): Mrs Emily Davies Avison Young

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

Recommendation: Approve

Date of recommendation: 16/02/2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 14 September 2022 Expired: 5 October 2022

Neighbour notifications

Printed: 14 September 2022 Expired: 5 October 2022

Site notice

Posted: 14 September 2022 Expired: 5 October 2022

Press advert

Published: 20 September 2022 Expired: 11 October 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: NA

Description of area

This application relates to Mansfield Chambers which is located within St Ann's Square in Manchester City Centre. The site a grade II listed building arranged over ground and three upper floors. This application relates only to the upper three floors, which comprise vacant office space. The site is located within the St Ann's Square Conservation Area.

Description of development

The proposal is for the following internal works across the upper three floors:

- Replacement of carpet and floor covering and sanding of floor boards;
- Removal of demountable partitioning;
- Replacement of WC accommodation;
- Internal redecoration;
- Installation of new kitchens;
- Installation of new access control; and,
- Replacement of non-original doors. 4.5 In addition, there will be internal alterations made to the stairwell on the ground floor.

Consultations & Notification Responses

A Site notice was displayed adjacent to the site and the proposal was advertised in the press. No representations have been received.

Issues

Impact of the works upon the appearance and significance of the building.

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

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.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application 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.

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 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:

Drawings:

Site Location Plan (2019_158_001 rev A);

Proposed Ground Floor Plan (037MC2021 – 001);

Proposed First Floor Plan 037MC2021 – 007 rev F

Proposed Second Floor Plan (037MC2021 – 015); and,

Proposed Third Floor Plan (037MC2021 – 023).

Documents:

Supporting Planning and Heritage Statement.

Email from Avison Young to MCC 10 February 2023.

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.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

Advertising Right At The Junction Cross Street, St Ann Street, Manchester, M2 7LG
28 - 34 Cross Street, Manchester, M2 7AQ
Veincentre Ltd, Fourth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Second Floor, National House, 36 St Ann Street, Manchester, M2 7EL
Fifth Floor, 26 Cross Street, Manchester, M2 7AQ
Fourth Floor, 26 Cross Street, Manchester, M2 7AQ
Third Floor, 26 Cross Street, Manchester, M2 7AQ
Eighth Floor, 26 Cross Street, Manchester, M2 7AQ
Second Floor, 26 Cross Street, Manchester, M2 7AQ
First Floor, 26 Cross Street, Manchester, M2 7AQ
Seventh Floor, 26 Cross Street, Manchester, M2 7AQ
Sixth Floor, 26 Cross Street, Manchester, M2 7AQ
First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF
Sainsbury Supermarket, 22 Cross Street, Manchester, M2 7AQ
Fifth Floor, 2 Old Bank Street, Manchester, M2 7PF
Second Floor, 2 Old Bank Street, Manchester, M2 7PF
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
Old Bank Chambers, 25 St Ann Street, Manchester, M2 7LG
Corbieres, Half Moon Street, Manchester, M2 7PB
Ground Floor And First Floor, 28 - 34 Cross Street, Manchester, M2 7AQ
Ground Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
First Floor, 15 St Ann's Square, Manchester, M2 7PW
9 Old Bank Street, Manchester, M2 7PE
28 Cross Street, Manchester, M2 7AQ
Fourth Floor Left, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Front, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Rear, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Basement And Ground Floor, 7 - 9 Old Bank Street, Manchester, M2 7PE
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF
7 - 9 Old Bank Street, Manchester, M2 7PE
Barclays Bank Plc, 17 - 21 St Ann's Square, Manchester, M2 7PW
Sixth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Third Floor, National House, 36 St Ann Street, Manchester, M2 7LE
First Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Ground Floor Basement And Mezzanine Floor, 34 St Ann Street, Manchester, M2 7LE
Basement And Ground Floor, 2 Old Bank Street, Manchester, M2 7PF
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF
Basement, Alliance House, 30 Cross Street, Manchester, M2 7AQ
St Anns Church, St Ann Street, Manchester, M2 7LF
34 St Ann Street, Manchester, M2 7LE
Alliance House, 30 Cross Street, Manchester, M2 7AQ
Fourth Floor, 2 Old Bank Street, Manchester, M2 7PF
Fourth Floor, Alliance House, 30 Cross Street, Manchester, M2 7AA
Third Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
2 Old Bank Street, Manchester, M2 7PF
Third Floor, 2 Old Bank Street, Manchester, M2 7PF
Fifth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
COS, 30 St Ann Street, Manchester, M2 7LF
36 Cross Street, Manchester, M2 7AQ
44 Cross Street, Manchester, M2 7AR

42 Cross Street, Manchester, M2 7AR
EE, 23 St Ann's Square, Manchester, M2 7PS

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL