MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	134832/LO/2022
Date registered valid:	23 November 2022
Proposal:	Listed Building Consent for the removal of existing signage, external ATMs and making good of fabric as well as internal works
Address:	25 St Ann Street, Manchester, M2 7LG
Ward(s):	Deansgate Ward
Applicant:	NatWest Group Plc
Agent (if any):	Mr Alistair Chikwawawa Lewis & Hickey Ltd
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10 February 2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 6 January 2023

Standard consultations:
Printed: 20 January 2023 Expired: 10 February 2023

Neighbour notifications
Printed: 29 November 2022 Expired: 20 December 2022

Site notice
Posted: 22 December 2022 Expired: 12 January 2023

Press advert
Published: 6 December 2022 Expired: 27 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Star

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The application relates to a property located at 25 St Ann Street which is Grade II* Listed and is located within St Ann's Square Conservation Area. It is opposite the Grade II Listed 28-32 St Ann Street and the Grade II Listed National House. It has elevations onto St Ann Street, St Ann's Square and Half Moon Street and is located diagonally opposite the Grade I Listed St Ann's Church.

The building was constructed in 1848, by J.E.Gregan, for Benjamin Heywood's Bank and continues to be used as a bank. It has three floors and is constructed of Sandstone ashlar, and red brick with sandstone dressings with hipped slate rooves and the elevations contain many decorative features.

The ground floor of the building has a modern fit out with some original features exposed to view.

The building was until recently occupied by the Royal Bank of Scotland but is currently vacant.

Other listed buildings surrounding St Ann's Square include the Grade I listed St Ann's Church and Grade II listed buildings at 16, 18 and 22 and 17 to 21 St Ann's Square and the Grade II Listed Royal Exchange.

Surrounding uses include a theatre, the Arndale Centre, St Ann's church, shops, hotels, residential accommodation, banks, offices, bars, restaurants, takeaways and cafés.

Description of development

Listed Building Consent is sought for the removal of the existing ATMs and night safe and internal and external reinstatement works.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a listed building and affecting a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies have been received.

Historic England - Advised that in this case they are not offering advice. This should not be interpreted as comment on the merits of the application. It is suggested that the LPA seek the views of their specialist conservation and archaeological advisers.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

National Policy

Sections 16, 66 and 74 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. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". 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.

Paragraph 197 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.

Paragraph 194 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 states that 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 securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Under these criteria the effect of the proposal on the affected heritage assets has been considered:

The proposals would remove non-original items that have damaged the external stonework including dados and other features due to the installation of ATMs and a night safe. They also include the reinstatement of the internal and external features affected by these previous works.

Conditions will require a method statement for the internal works and a sample of all reinstatement works to ensure that the works are completed as beneficially as possible.

In view of the above, it is considered that the proposals would not cause harm to the character and appearance of the building or the surrounding conservation area and would be beneficial to all heritage assets affected by these works and are therefore in accordance with the above-described policies.

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 polices 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 officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and to address issues.

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:

The drawings referenced

E7273-GA-GD

received by the City Council as local planning authority on 31 August 2022.

E7273-EX-E1 Rev A
E7273-EX-E2 Rev A
E7273-GA-E1 Rev A
E7273-GA-E2 Rev A

received by the City Council as local planning authority on 03 February 2023

E7273-EX-D1 Rev A
E7273-GA-D1 Rev A

received by the City Council as local planning authority on 07 February 2023

E7273-EX-D2 Rev A
E7273-GA-D2 Rev A
E7273-EX-D3 Rev A
E7273-GA-D3 Rev A
E7273-GA-D4 Rev A

received by the City Council as local planning authority on 08 February 2023

The Methodologies of Works prepared by Stone Central received by the City Council as local planning authority on 23 November 2023

The hand drawn section (including notes) received by the City Council as local planning authority on 23 November 2022.

The email from Lewis and Hickey Architecture dated 27 January 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, CC9, SP1 and DM1 of the Manchester Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) The works hereby approved shall not commence until a full method statement for the internal reinstatement works has been submitted to and approved in writing by the City Council as local planning authority. The works shall then be carried out only in accordance with the approved method statement and shall be completed as part of the approved works.

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 in accordance with policies EN3 and CC9 of the Core Strategy and saved policy DC19.1; of the Unitary Development Plan.

4) The works hereby approved shall not commence until samples of the external and internal reinstatement works, including materials has been to submitted/made available for assessment along with photographs of the sample and approved in writing by the City Council as local

planning authority. The works shall then be carried out only in accordance with the approved samples and shall be completed as part of the approved works.

Notwithstanding this, 1no. ATM only can be removed if needed to allow a sample to be prepared for approval by the City Council as local planning authority.

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 in accordance with policies EN3 and CC9 of the Core Strategy and saved policy DC19.1; of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)
Urban Design & Conservation
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
First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
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
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
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF
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, 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, Alliance House, 30 Cross Street, Manchester, M2 7AA
Third Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
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
46 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 - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL