

April 2023



HERITAGE STATEMENT

Salt & Pepper
60-62 High Street
Manchester
M4 1EA

Insertion of rear extraction flue



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1.0 INTRODUCTION & CONTEXT

- 1.1 This Statement has been prepared by Urban Future Planning Consultancy Ltd on behalf of the Applicant, to accompany a planning application seeking consent for the installation of an extraction flue to the rear face of 60-62 High Street, Manchester. This Statement should be read alongside the accompanying plans and other supporting documentation and information submitted as part of the application.
- 1.2 Salt & Pepper is a highly regarded restaurant (a merging of the East and West cuisine) which is highly rated by its loyal customer base. Following the recent relocation to their High Street premises, consent is sought for the installation of an extraction flue to the rear face of 60-62 High Street in order to meet the operational needs of the business.



Figure 1. Site location

- 1.3 As the property is located within the defined City of Manchester (Smithfield) Conservation Area (designated in 1987), the application submission is accompanied by a Heritage Assessment. The National Planning Policy Framework (NPPF) sets out the approach to determining planning applications in relation to heritage assets, including Conservation Areas. The framework recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Heritage assets are irreplaceable, any harm or loss of significance through their alteration should require clear and convincing justification.
- 1.4 This report sets out the planning merits of the proposal and considers the significance of the application property within the setting of the Conservation Area and will demonstrate that the development being proposed is acceptable from a heritage and conservation viewpoint. The report concludes that the minor addition sought to the property would result in an acceptable quality design which does not result in harm to the setting of the Conservation Area. Consequently, it is concluded that consent ought to be granted.

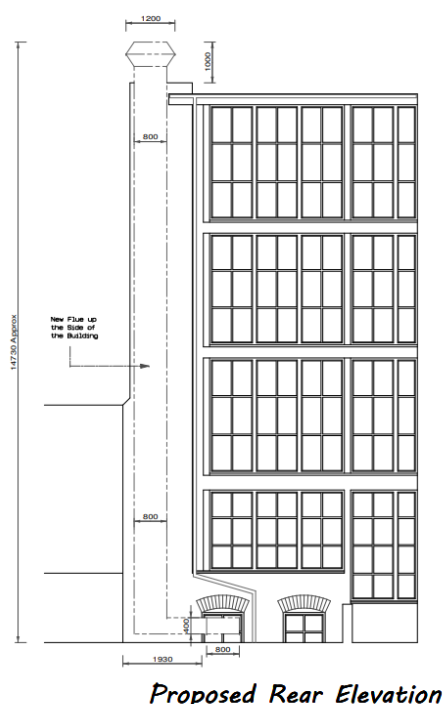


Figure 2. Proposed location of the extraction flue (*not to scale*)

2.0 SITE & SURROUNDINGS

- 2.1 The site relates to the rear elevation of 60-62 High Street, Manchester. The site is located within the defined City of Manchester (Smithfield) Conservation Area. Smithfield conservation area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three in this vicinity designated by the City Council in February 1987; the others are Shudehill and Stevenson Square, which lie to the north-west and south-east respectively.
- 2.2 The area is bounded by Swan Street, Oldham Street (a common boundary with the Stevenson Square Conservation Area), Market Street, High Street and Shudehill (a common boundary with the Shudehill Conservation area). Smithfield conservation area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three in this vicinity designated by the City Council in February 1987; the others are Shudehill and Stevenson Square, which lie to the north-west and south-east respectively.



Figure 3. Site location

3.0 RELEVANT PLANNING POLICY

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.
- 3.2 The Development Plan comprises of, at a local level, the Manchester Core Strategy (CS), adopted in 2012, which establishes the strategic planning policy framework for the period up to 2027.
- 3.3 Policy EN3 *Heritage* addresses historic and heritage features, the aim being to preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

NPPF

- 3.4 With regards to proposals which affect heritage assets, at para. 189, the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 3.5 The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The Setting of Heritage Assets, 2011

- 3.6 This document sets out Historic England's guidance on managing change within the settings of heritage assets and is intended to assist in the implementation of the NPPF which defines setting as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 3.7 The document outlines the necessity for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. This will be based on an understanding of the significance of the heritage assets affected and the contribution of setting to that significance.

4.0 PLANNING APPRAISAL

- 4.1 The purpose of this section of the Statement is to identify and assess the main planning considerations raised by the proposals in the context of relevant national and local planning policy and guidance. The key consideration in this instance is the impact of the presence of the extraction flue on the setting of the Conservation Area.
- 4.2 As demonstrated in Sections 1 and 2, the application site relates to the rear elevation of 60-62 High Street. The proposed siting of the flue is considered to be in a discrete location and it would not be readily visible from the main street scene or from key vantage points within the Conservation Area as shown below.



Figure 4. The siting of the flue is considered to be in a discrete location and not readily visible from the main street scene.

- 4.3 This area of the city centre is home to an array of eating establishments, many of which feature extraction flues and so such additions are considered part of parcel of the urban form and as such, it would not look out of place. In any case, the LPA can attach conditions to the application controlling the style, design and colour finish of the flue, in order to ensure it best assimilates with the host building. The siting of the flue ensures that it does not cover features of interest; it would be placed on the brick external finish and does not impact the fenestration of the building which is of aesthetic quality and which makes a positive contribution to the immediate setting. Overall, the host building makes a negligible contribution towards the Conservation Area setting and the property is not cited within the Conservation Area appraisal.

- 4.4 For these reasons, permitting the proposal would have a negligible impact on the setting of the Conservation Area, thus the proposal is in line with the aspirations of Policy EN3 *Heritage*.

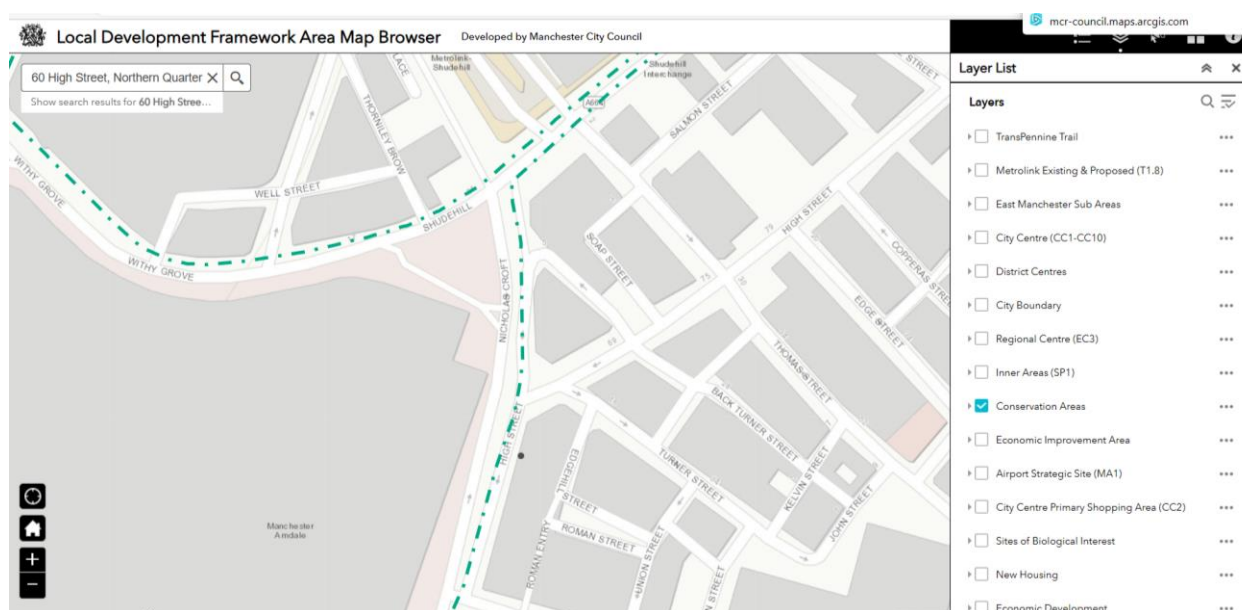


Figure 5. The site is located within the defined Conservation Area boundary