

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135150/FO/2022

Date registered valid: 13 October 2022

Proposal: Alterations to shopfront

Address: 54 King Street, Manchester, M2 4LY

Ward(s): Deansgate Ward

Applicant: Mr Breese Edit Suits Co. Third Floor, 54 Bow Lane, London, EC4M 9DJ

Agent (if any): Mr Ashley Wilson Sculpt 221 Scott House, Custard Factory, Birmingham, B9 4AA

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 December 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 October 2022 Expired: 10 November 2022

Site notice

Posted: 27 October 2022 Expired: 17 November 2022

Press advert

Published: 25 October 2022 Expired: 15 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order:

Description of site and surrounding area

The site is in a c.1700 townhouse which now houses a commercial unit on the ground floor and office space in the upper stories. Whilst the upper stories appear to remain mostly intact, the ground floor commercial unit has modern commercial fitout including a 20th C timber and glass shopfront.

The building is in Manchester city centre, wholly within the St Ann's Square conservation area. There are several other Grade-II listed buildings on King Street and the Grade-I listed St Ann's Church is in the immediate vicinity. There are a variety of uses in the area associated with city centre development, such as comparison and convenience retail, commercial office, residential apartments and culture/leisure uses.

Description of development

The full application is seeking permission for alterations to the shopfront. A detailed description of the works can be found in the Heritage Statement (Revision B) submitted by the applicant on 04/11/2022.

Consultations & Notification Responses

Publicity - A site notice was displayed on site and letters were sent to surrounding occupiers. No replies have been received.

Issues

Policies

The main policies that relate to the proposal section 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the revised National Planning Policy Framework (2021), Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management), of the Adopted Core Strategy for the City of Manchester and saved policies, and DC18.1 (Conservation Areas) of the Unitary Development Plan for the City of Manchester.

Issues

Visual Amenity

The proposal seeks shopfront alterations. The 20th C timber shopfront is to be repaired and reused and modifications made to the door. These changes will be in keeping with other shop fronts fronting King Street and the wider St Ann's Square Conservation Area.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, some negotiations were necessary and the scheme is considered acceptable and appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

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 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:

-Drawing Proposed Floor Plans 82.01 Rev F received by the city council as local planning authority on 04/11/2022

-Drawing - Proposed Sections 85.01 Rev G received by the city council as local planning authority on 10/11/2022

-Drawing - Proposed Elevations 84.01 Rev J received by the city council as local planning authority on 06/12/2022

-Heritage Statement Rev B received by the city council as local planning authority on 04/11/2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC18.1 and Sections 12 and 16 of the National Planning Policy Framework.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Advertiing Right BTinlink Outside 48, King Street, Manchester, M2 4LG
Third Floor, 39 South King Street, Manchester, M2 6DE
Second Floor, 39 South King Street, Manchester, M2 6DE
First Floor, 39 South King Street, Manchester, M2 6DE
Third Floor, 41 South King Street, Manchester, M2 6DE
Second Floor, 41 South King Street, Manchester, M2 6DE
First Floor, 41 South King Street, Manchester, M2 6DE
Ground Floor, 41 South King Street, Manchester, M2 6DE
Basement, 41 South King Street, Manchester, M2 6DE
Rear Part Ground First Second And Third Floors, 33 King Street, Manchester, M2 6AA
Basement To First Floor, 33 King Street, Manchester, M2 6AA
35 King Street, Manchester, M2 7AT
52 King Street, Manchester, M2 4LY
39 South King Street, Manchester, M2 6DE
33 King Street, Manchester, M2 6AA
56 King Street, Manchester, M2 4LY
50 King Street, Manchester, M2 4LY
48 King Street, Manchester, M2 4LG

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
Area Team Boundary - Name: CENTRAL