

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135490/LO/2022

Date registered valid: 16 November 2022

Proposal: Listed Building Consent for internal reconfiguration works to the ninth floor office floorspace and refurbishment of WC

Address: Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU

Ward(s): Deansgate Ward

Applicant: Mr Adam Mcloughlin Savills

Agent (if any): Mr Stephen Levrant Heritage Architecture Ltd

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

Recommendation: Approve

Date of recommendation: 23/01/2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 24 November 2022 Expired: 15 December 2022

Site notice

Posted: 19 November 2022 Expired: 10 December 2022

Press advert

Published: 29 November 2022 Expired: 20 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: n/a

Description of area

The proposal site sits on the corner of King Street and Brook Street highways. The proposal site lies within the Upper King Street Conservation Area (1970).

The site relates to the ninth floor of the Grade II listed Ship Canal House, completed in 1927 to house the headquarters of the Manchester Ship Canal Company. The 11-storey edifice consisting of a Portland stone-clad steel frame. Regarded as Manchester's first skyscraper, it is a building of high historical significance.

The areas of the ninth floor pertinent to this application were originally used for caretakers' offices and as such were subdivided. Later office fit-out introduced some glazed and plasterboard subdivisions to the outer, with only the original beams and columns remaining

Description of development

The development relates to the strip out of modern partitions, suspended ceilings, finishes and kitchenette on the 9th floor and installation of new ventilation, ceiling finishes and partitions and refurbishment of the WCs. This will help bring the floor into use as lettable office space.

Consultations & Notification Responses

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

Issues

The Adopted Core Strategy for the City of Manchester (2012)

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 (1995)

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.
- 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 principle of the development is supported. Ship Canal House was constructed as offices and the development will bring this floor of the building back into use as such. This is in accordance with UDP policy 19.1 and Paragraphs 197 201 of the NPPF that require LPAs to ensure listed buildings are brought back into viable use consistent with their heritage.

The principle of the subdivisions has been established, with the majority of the subdivision in the area identified for increased subdivision in the conservation plan produced by Buttress architects for Ship Canal House. This is supported by the original plans for the building which show subdivision on the ninth floor. This is in accordance with policy DM1 of the Core Strategy which requires design to be of an appropriate layout and form with regards to heritage.

The underdrawing of the ceiling is supported owing to the poor finish of the existing ceiling under the suspended ceiling. This consists of a variety of different materials combined in a haphazard manner, which although not in a poor state of repair is lacking sufficient aesthetic quality to be left uncovered. This is in accordance with policy CC9 of the Core Strategy which states that development should enhance heritage assets.

The glazed panelling in the proposed subdivisions will ensure the space can be appreciated whilst also allowing for some more private office spaces. The open plan form of the rear office space is supported as this will allow for the space to be fully appreciated. This is in accordance with policy CC9 of the Core Strategy which states that development should enhance heritage assets.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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:

Drawings - proposed: 1308-09-AV-01B AUDIO VISUAL LAYOUT; 1308-09-CL-01C CEILING + LIGHTING LAYOUT; 1308-09-CL-02B CEILING DETAILS; 1308-09-DC-01B DECORATIONS LAYOUT; 1308-09-DE-01C DEMOLITIONS LAYOUT - SHEET 1 OF 2; 1308-09-DE-02C DEMOLITIONS LAYOUT - CEILINGS SHEET 2 OF 2; 1308-09-DS-01B DOOR SCHEDULE; 1308-09-FL-01C FLOOR FINISHES LAYOUT; 1308-09-FS-01B FIRE STRATEGY; 1308-09-GA-01A GENERAL ARRANGEMENT; 1308-09-GA-01C GENERAL ARRANGEMENT; 1308-09-JL-01B JOINERY LOCATIONS; 1308-09-JN-01B RECEPTION PLANTER; 1308-09-JN-02B CONCIERGE DESK; 1308-09-JN-03B WALL BEADING; 1308-

09-JN-04B STORAGE WALL AND PALISADES SHELVING; 1308-09-JN-05 B COLUMN AND RISER CLADDING; 1308-09-KT-01B TEAPOINT; 1308-09-PE-01B PARTITION ELEVATIONS; 1308-09-PT-01C PARTITION LAYOUT; 1308-09-PT-02B 9TH FLOOR FIRE RATING PARTITION / CEILING DETAILS; 1308-09-WC-01B MALE WC DETAILS; 1308-09-WC-02B FEMALE WC DETAILS; 1308-09-WC-03B ACCESSIBLE WC DETAILS; 1308-09-WT-01B WINDOW TREATMENTS & CURTAINS received by the city council as local planning authority on 16/11/2022.

Drawings - proposed: 001 REV T2 VENTILATION LAYOUT; 001 REV T3 ROOF LAYOUT; 002 REV T2 HEATING AND COOLING LAYOUT received by the city council as local planning authority on 19/01/2023

Heritage Statement REV 1 received by the city council as local planning authority on 19/01/2023

Design and Access Statement REV 1 received by the city council as local planning authority on 20/01/2023

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

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Urban Design & Conservation

Seventh Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Flight Club, Ground Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Eighth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Sixth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fifth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
First To Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
LIVERPOOL VICTORIA FRIENDLY, Ninth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU

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 - Upper King Street Conservation Area 1970
Area Team Boundary - Name: CENTRAL