

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135125/LO/2022

Date registered valid: 17 November 2022

Proposal: Listed Building Consent for internal alterations to allow for the reconfiguration (reduction of no. of bedrooms by 21) of existing student accommodation to create studio bedrooms with en-suite bathrooms and services installations

Address: Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX

Ward(s): Deansgate Ward

Applicant: Mr Eddie Wright Centurion Student Services (UK) Ltd

Agent (if any): Mr Richard Shuttleworth Equilibrium Architects Ltd

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

Recommendation: Approve Approve

Date of recommendation: 31/01/2023

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: Expired:

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: n/a

Tree Preservation Order: n/a

Description of area

This application relates to part of the Manchester Student Village site, specifically Block B, that is bounded by Cambridge Street, Hulme Street, Lower Chatham Street and Chester Street. The building is Grade II listed (under the listing of Chorlton Old Mill) and there are other Grade II listed buildings adjacent and nearby (such as Cambridge Mill, Chorlton Mill, Macintosh Mills and 8 Chester Street). The site is not within a conservation area.

Within the part of Block B where development is to take place, there are currently 14No. cluster units over 7 floors. At present each cluster comprises 3-5 bedrooms, each with communal washing and dining facilities which are accessed through a private corridor. Each cluster then opens on to a common corridor that allows residents access to stairs and elevators.

Description of development

The development relates to Listed Building Consent for internal and external alterations in association with the reconfiguration of the existing student accommodation within the building to include the installation of new ensuite bathrooms, kitchens, living areas and mechanical ventilation.

The internal renovations are to provide the student residents with studio accommodation with private bathrooms and an enlarged living space. This would reduce the number of resident students from 63 to 42 in the section of Block B to be remodelled.

To enable the layout for the flats to work the corridors have been narrowed while remaining within regulations. The corridors would still lead to the same two compartmented staircases as the previous scheme that serve all floors.

The majority of the existing retro-fitted apartment fit-out works, including partitions, doors, suspended ceilings, M&E equipment, floor finishes, wall finishes, and skirting boards are proposed to be removed. The existing cast iron roof trusses would remain and the existing cast iron columns would remain and be boxed in where necessary. The existing brick arch soffit would remain and be repaired where necessary.

Consultations & Notification Responses

Publicity - The application was advertised in the local press and on site as one for listed building consent. Occupiers of properties surrounding the application site were notified of the proposal. A site notice was displayed on site to inform passers-by of the proposed development. No representations have been received.

Issues

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 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 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.

Issues

The purpose of remodelling the existing accommodation to create studios is to create units that are more appropriate to the current student accommodation market. Therefore, the proposed development should make the units more lettable and ensure the continued economic viability of the building. This is considered to be in accordance with Policy DC19.1 of the UDP and Paragraph 201 of the NPPF.

The proposed development will remove existing dry-lining of brick walls and remove suspended ceilings, thereby exposing historic fabric will allow a greater appreciation of the building. Where possible, iron work such as columns and trusses, will be left exposed to allow these features to be appreciated more fully. Where subdivision and suspended ceilings are to be included/introduced this is considered to be balanced against the exposure of historic fabric elsewhere in the development. This is considered to be in accordance with Policy EN1 and CC9 of the MCS, Policy DC19.1 of the UDP and Paragraphs 200 and 201 of the NPPF.

The exposure of the M&E in the kitchens and corridors is considered to be appropriate in the context of the Chatham Mill as it prevents suspended ceilings and the aesthetic harkens back to the industrial heritage of the building.

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. The proposal is considered to be acceptable

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:

Heritage Statement;

STATEMENT OF HERITAGE SIGNIFICANCE

received by the city council, as local planning authority, on 05/10/2022;

Drawings - Proposed;

C-0520-12-1 REV A GROUND FLOOR CEILING PLAN

C-0520-51 REV A DEMOLITIONS SECTION A-A

C-0520-52 REV A SECTION A-A & INTERNAL ELEVATIONS;

Supporting information;

ARCHITECTURAL METHOD STATEMENT;

Heritage Statement;

HERITAGE STATEMENT;

received by the city council, as local planning authority on 07/11/2022;

- C-0520-06 REV A2 DEMOLITIONS LOWER GROUND FLOOR PLAN
- C-0520-07 REV A4 LOWER GROUND FLOOR PLAN
- C-0520-11 REV A2 DEMOLITIONS GROUND FLOOR PLAN
- C-0520-12 REV A4 GROUND FLOOR PLAN
- C-0520-120 REV A4 TYPICAL STUDIO LAYOUT
- C-0520-150 REV A2 PARAPET WALL TYPICAL DETAIL
- C-0520-16 REV A2 DEMOLITIONS 1ST FLOOR PLAN
- C-0520-17 REV A4 1ST FLOOR PLAN
- C-0520-21 REV A2 DEMOLITIONS 2ND FLOOR PLAN
- C-0520-22 REV A4 2ND FLOOR PLAN
- C-0520-26 REV A2 DEMOLITIONS 3RD FLOOR PLAN
- C-0520-27 REV A4 3RD FLOOR PLAN
- C-0520-31 REV A2 DEMOLITIONS 4TH FLOOR PLAN
- C-0520-32 REV A4 4TH FLOOR PLAN
- C-0520-36 REV A2 DEMOLITIONS 5TH FLOOR PLAN
- C-0520-37 REV A4 5TH FLOOR PLAN
- C-0520-53 REV A4 SECTION B-B;

received by the city council, as local planning authority, on 30/01/2023;

- C-0520-07-1 PROPOSED LOWER GROUND FLOOR CEILING
- C-0520-100 REV A2 TYPICAL STUDIO 3D VIEWS
- C-0520-12-1 REV A5 GROUND FLOOR CEILING [LEVEL 0]
- C-0520-17-1 FIRST FLOOR CEILING [LEVEL 2]
- C-0520-22-1 SECOND FLOOR CEILING [LEVEL 3]
- C-0520-27-1 THIRD FLOOR CEILING [LEVEL 5]
- C-0520-32-1 FOURTH FLOOR CEILING [LEVEL 6]
- C-0520-37-1 FIFTH FLOOR CEILING [LEVEL 8];

received by the city council, as local planning authority, on 31/01/2023.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 of the National Planning Policy Framework.

3) Prior to the commencement of works to the internal columns, bracing and trusses (including cleaning and redecoration), a detailed method statement and specification (including material specification and paint analysis) for the exposure of the columns, alteration, repair and cleaning shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory restoration and repair of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Prior to the application of any finishes to the floors, original/historic walls and ceilings, full details, methods and specifications of materials, including drawings showing locations of finishes, shall be submitted for approval in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to first occupation of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Prior to the installation of any M&E to the listed building, full details, including scaled drawings showing locations, elevations and cross-sections (scale 1:10 / 1:15 as appropriate), materials, finishes, fixings and junctions with historic fabric, of the M&E shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to first occupation of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Urban Design & Conservation

Flat B11, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat B12, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat B10, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat Sa6, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat G1, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Unit G5, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Engine House, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BW
Flat 319, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 219, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat B9, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat B8, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat B13, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat 101, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
24 - 26 Hulme Street, Manchester, M1 5BW
Chorlton Mill, 26 Hulme Street, Manchester, M1 5BW
Flat 309, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 304, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 306, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat G3, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat G9, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat G8, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat G2, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat G7, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat G4, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat G6, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Unit B2, Chorlton Mill, 26 Hulme Street, Manchester, M1 5BW
Unit B1, Chorlton Mill, 26 Hulme Street, Manchester, M1 5BW
Unit B6, Chorlton Mill, 26 Hulme Street, Manchester, M1 5BW
Flat 4, 20 Hulme Street, Manchester, M1 5BW
Flat 3, 20 Hulme Street, Manchester, M1 5BW
Flat 2, 20 Hulme Street, Manchester, M1 5BW
Flat 1, 20 Hulme Street, Manchester, M1 5BW
Flat 103, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat B6, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat B3, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat 216, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat 310, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 311, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
20 Hulme Street, Manchester, M1 5BW
Basement Unit B5, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat 108, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat 106, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat 308, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 313, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 317, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 509, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 110, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat 203, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat 207, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY

[illegible]

Flat 503, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 508, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 213, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY
Flat 302, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 402, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 410, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 411, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 412, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 414, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ
Flat 415, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ

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