

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135076/FO/2022

Date registered valid: 26 October 2022

Proposal: Installation of pergola to existing roof terrace

Address: Blackfriars House , Parsonage, Manchester, M3 2JA

Ward(s): Deansgate Ward

Applicant: Mr Chris Laidler Climat C/o Agent

Agent (if any): Mr Ralph Taylor Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 12 December 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 3 November 2022 Expired: 24 November 2022

Neighbour notifications

Printed: 3 November 2022 Expired: 24 November 2022

Site notice

Posted: Expired:

Press advert

Published: 8 November 2022 Expired: 29 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Parsonage Gardens Conservation Area 1985

Tree Preservation Order:

Description of Site/Area

The application site relates to an eight storey building is bounded by Parsonage, Blackfriars Street, the River Irwell and Alexandra House. It is in the Parsonage Gardens Conservation Area. The building is not listed but is considered a non-designated heritage asset and makes a positive contribution to the conservation area. The building abuts the River Irwell, sitting on a retaining wall at sub-basement (waterline) level. Its flat roof houses various plant and service equipment, and a single storey structure in a poor condition.

The building is opposite the Grade II Listed Blackfriars Bridge (1). Further along Parsonage lies the Grade II listed Century Buildings (2), the Grade II listed Arkwright House (3), also designed by Fairhurst, and Parsonage Gardens (4). The Grade II listed 98-116 Deansgate (5) and Haywards Building (6) are also located nearby on Deansgate.

Description of Development

The submitted applications seeks planning permission for the installation of pergola to existing roof terrace.

Planning History:

Application ref. 121979/FO/2018 was approved in October 2019 for 'Change of use of part of ground floor from office (use class B1) to cafe (use class A3); works to rooftop comprising erection of a rooftop extension for use as a restaurant (use class A3) and refurbishment of roof

space to house ventilation equipment and create roof terrace with intensive green roof; works to elevations comprising alterations to ground floor entrance on parsonage elevation, and installation of louvres to windows on River Irwell elevation'. Works to implement this permission have largely been completed with the structure / shell of the restaurant completed and the internal fit out due to commence shortly. The proposed pergola that is the subject of this application will be used in association with the approved rooftop restaurant

Consultations & Notification Responses

Environmental Health – no comments

Design for Security at Greater Manchester Police - recommend that any existing CCTV coverage is reviewed to ensure that proposed new pergola does not impede the view of CCTV on the rooftop seating area of the building.

Issues

Residential Amenity

The proposed pergola would be sited on the consented roof terrace associated with the restaurant use. There would therefore be no increase in the number of covers on the roof terrace and therefore there is deemed to be no additional impacts in terms of noise and disturbance that would arise from the installation of the pergola. The proposal would therefore be in accordance with saved UDP policy DC26 and Core Strategy Policy DM1.

Visual Amenity and Impact on the Historic Environment

The proposed pergola will be located towards the northeast side of the roof terrace and will be set back from the edges of the building. It will comprise a 'Maranza Deluxe Louvered Pergola' which will measure 5.4m (l) x 3.6m (w) x 2.3m (h). It will have a matt royal grey finish and have a louvre roof.

The pergola would be partially obscured by the existing parapet roof and given the height of Blackfriars house at 8 storeys, views from street level would be minimal. The pergola will have minimal framing and have an open structure and will be viewed within the context of the existing modern roof top extensions. The pergola would not be fixed to the building and therefore removable once no longer required.

the proposal is therefore considered acceptable and would not adversely affect the character and appearance of the Parsonage Gardens Conservation Area and in accordance with Core Strategy Policies CC9, EN3 and DM1.

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

In assessing the merits of a planning application officers worked with the applicant in a positive and proactive manner to seek 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 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:

- Site Location Plan drawing no. 120 Rev D
- Proposed Roof Terrace Layout with Proposed Outdoor Pergola drawing no. 122 Rev D
- Proposed Pergola Detail drawing no 123 Rev D
- Proposed Elevation A-A Parsonage drawing no. 125 Rev D
- Elevations B-B - Blackfriars Street Existing and Proposed drawing no. 126 Rev D
- Proposed Elevation C-C River Side drawing no. 128 Rev D

Received by the City Council as Local Planning Authority on 26 October 2022

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.

3) The development hereby approved shall be carried out using the materials detailed in the Covering Letter prepared by Paul Butler Associates received by the City Council as Local Planning Authority on 29 September 2022

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Should the proposed pergola no longer be required, it should be removed.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies SP1, DM1 and EN3.

Informatives

1) It is recommended that any existing CCTV coverage is reviewed to ensure that proposed new pergola does not impede the view of CCTV on the rooftop seating area of the building.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police

Pro Medical Surgical Limited, Suite 3C Third Floor, Blackfriars House, Parsonage, Manchester, M3 2JA
Fourth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Second Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Third Floor, 5 Parsonage, Manchester, M3 2HS
Rear Lower Ground Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
First Floor, 62 - 66 Deansgate, Manchester, M3 2EN
Fifth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Second Floor, 62 - 66 Deansgate, Manchester, M3 2EN
HELPTHEMOVE LIMITED, Ground Floor Offices, 5 Parsonage, Manchester, M3 2HS
Basement And Lower Ground Floor Offices, 5 Parsonage, Manchester, M3 2HS
Basement Right, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB
CLARKE BELL LTD, First Floor Left, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB
CHAMBERS HAIR DESIGN LIMITED, Basement Left, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
56 - 58 Deansgate, Manchester, M3 2FF
Alexandra House, 14 - 22 Parsonage Gardens, Manchester, M3 2HA
Third Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Sixth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB
First Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Lower Ground Floor Two, Blackfriars House, Parsonage, Manchester, M3 2JA
Lower Ground Floor One, Blackfriars House, Parsonage, Manchester, M3 2JA
AMPERSAND COMMERCE LIMITED, Second Floor, Blackfriars House, Parsonage, Manchester, M3 2JA
Sixth Floor, Blackfriars House, Parsonage, Manchester, M3 2JA
58 Deansgate, Manchester, M3 2FF
Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Third Floor, 62 - 66 Deansgate, Manchester, M3 2EN
62 - 66 Deansgate, Manchester, M3 2EN
Fourth Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Lower Ground Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Third Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Fifth Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Fourth Floor, Blackfriars House, Parsonage, Manchester, M3 2JA
5 Parsonage, Manchester, M3 2HS
Ground Floor And First Floor, 50 - 52 Deansgate, Manchester, M3 2FE
Third Floor, Blackfriars House, Parsonage, Manchester, M3 2JA
First Floor, 5 Parsonage, Manchester, M3 2HS
Seventh Floor, Blackfriars House, Parsonage, Manchester, M3 2JA
48 Deansgate, Manchester, M3 2FE
First Floor, Blackfriars House, Parsonage, Manchester, M3 2JA
Fifth Floor, Blackfriars House, Parsonage, Manchester, M3 2JA
Ground Floor, Blackfriars House, Parsonage, Manchester, M3 2JA
Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Second Floor, 5 Parsonage, Manchester, M3 2HS
50 - 52 Deansgate, Manchester, M3 2FE

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 - Parsonage Gardens Conservation Area 1985

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL