

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134756/FO/2022

Date registered valid: 28 September 2022

Proposal: Elevational alterations for the installation of a new louvre

Address: 14 - 16 St Ann Street, Manchester, M2 7LF

Ward(s): Deansgate Ward

Applicant: Mr Leon Carrey James Gray Bespoke Bridgeway House, Mellor Road, Cheadle Hulme, Cheadle, SK8 5AU

Agent (if any):

Case officer: Max Gibson
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Recommendation: Refuse

Date of recommendation: 05/01/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: Expired:

Press advert

Published: 6 December 2022 Expired: 27 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: n/a

Description of area

The area relates to St Ann's Street, which leads on to St Ann's Square, the focal point of the St Ann's Square Conservation area. The area houses a number of uses, including commercial, dining, drinking, retail, religious and entertainment. The area contains a large number of listed buildings, incl. the Grade I listed St Ann's Church and the Grade II listed Royal Exchange, as well as many non-listed heritage assets.

The site relates to corner facade of the building 14-16 St Ann's Street, at the junction of St Ann's Street and Police Street. The site currently houses a commercial/retail unit that is not let at present. The elevations consists of glazing, plastered masonry painted black at street level, with the upper storeys in off-white and bronze metal panelling above the glazing. There are retractable awnings between the glazing and bronze panels. There is a louvre at the far edge of the unit's Police Street elevation.

Description of development

The development relates to the installation of a new louvre above the main entrance to the unit. It would replace a bronze panel above the door, one of a number that exist on both elevations above the glazing.

Consultations & Notification Responses

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

Environmental Health – pre-commencement conditions regarding plant noise suggested, otherwise no objections

Relevant local and national policy

Manchester Core Strategy (2012)

The following Core Strategy policies are considered relevant to this application:

Policy DM1 (Development Management) states that all development should have regard to

- appropriate siting, layout, scale, form, massing, materials and detail,
- the affects on amenity including light and road safety,
- the impact on the character of the surrounding area in terms of design, scale and appearance,
- effects relating to landscape, archaeological or built heritage.

Policy SP1 (Spatial Principles) states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, creating well designed places that enhance or create character, consider the needs of all member of the community and protect and enhance the built environment.

Policy EN1 (Design Principles and Strategic Character Areas) states that development should contribute positively to the experience of all at street level.

Policy CC9 (Design and Heritage) states that particular attention to be given to the City Centre context and character and contribute to a coherent and integrated physical environment

National Planning Policy Framework

Section 12

Paragraph 130 Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users 49 ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 134 Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design 52 , taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 135 Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Issues

The proposed new louvre would replace a bronze panel above the main entrance to the unit, a particularly prominent position in the elevation. The bronze panel is one of a number on both elevations. They are found above the glazing and doorway and are part of a consistent motif.

The removal and replacement of the panel with a louvre would form an unattractive and incongruous feature within this building resulting in an unduly harmful visual impact on the main facade of the building. This is of particular importance given the buildings location within a conservation area.

No clear justification has been provided for the installation of the louvre and there is a large louvre on the police street elevation of the unit that can be used for services. Therefore, the installation of a new louvre seems superfluous in this context.

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: Refuse

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Matters were raised with the applicant during the course of the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

The proposed elevational alteration by virtue of position within the elevations and the resulting change in appearance of the building with an unattractive louvre would result in an incongruous feature within the elevations resulting in an unduly harmful impact on the architectural language and character of the building. The proposal is therefore harmful to the visual amenity of the building and the local area and therefore contrary to the provisions of policies SP1, EN1, EN3, CC9 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health

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 - St Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRAL