

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135178/FO/2022
Date registered valid: 24 October 2022
Proposal: Installation of new shopfront complete with glass double doors
Address: 1-5 St Anns Square, Manchester, M2 7EF
Ward(s): Deansgate Ward

Applicant: Mr Stephen Bourne Signet Jewelers Hunters Road, Birmingham, B19 1DS
Agent (if any): Mr Paul Turner Mansell Associates Ltd 70 CastleView, Skipsea, YO25 8TD
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16/12/2022

Application details

Type of application: Full Application Consent

Development type: Minor Retail

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: 3 November 2022 Expired: 24 November 2022

Press advert

Published: 8 November 2022 Expired: 29 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: Not applicable

Description of area

The area relates to St Ann's Square, which is the focal part of the St Ann's Conservation area. It 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 which gives the square its name and the Grade II listed Royal Exchange, as well as many non-listed heritage assets.

The site relates to a unit inside the Royal Exchange on the St Ann's Square side of the building. The unit currently houses a Moss Bros suit shop. Its neighbours are other retail units housed in the Royal Exchange. The left-hand side of the exterior elevation currently has a glazed entranceway with a set of glazed double doors that match the other unit in the Royal Exchange, whilst the right-hand side is a solid glass pane.

Description of development

The development relates to the installation of a new glazed entranceway with glazed double doors on the right-hand side of the elevation that are identical to those on the left-hand sides to replace the solid glass pane. This will create two separate shopfronts onto St Ann's Square.

Consultations & Notification Responses

Highways - No objections to ramp or direction of door opening. Raised DFA2 recommendation that door leaf should be 1000mm.

Greater Manchester Police - No objections. Recommendation of glazing standard reflected in condition 3.

Publicity - 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 DC14 (Shopfronts and Related Signs) confirms acceptable shop front works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

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.

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 proposed works involve the installation of a new glazed shopfront with double doors that will match the existing shopfronts along the elevation. The design principles for these shopfronts were set out in the design statement attached to the original planning permission for the redevelopment of the Royal Exchange. Therefore, the principle of shopfronts on this elevation of the building, provided they follow these design principles, is established.

Highways have highlighted DFA2 suggests single leaf openings of 1000mm for entranceways. The proposed new doors are 900mm, as per the shopfront strategy for the Royal Exchange. On balance, the installation of double doors with a combined opening of 1800mm is considered acceptable so as to be in accordance with the approved strategy for the building.

Provided the development is carried out in accordance with these principles, it is considered the development will cause no harm to the visual amenity of the building or the wider street scene.

Given the above, the works are considered to be consistent with the Sections 12 and 16 of the National Planning Policy Framework, policies EN1, EN3, DM1, SP1 and CC9 of the Manchester Core Strategy (2012) and saved policies DC14, DC18 and DC19 of the Unitary Development Plan (1995).

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 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:

-Drawings - Proposed shopfront elevations and internal elevations Drawing no. 1615-03-06 Revision C prepared by Paul Mansell Design received by the city council as local planning authority on 11/11/2022.

-Heritage impact statement received by the city council as local planning authority on 11/11/2022.

-Design and access statement received by the city council as local planning authority on 11/10/2022.

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.

3) The glass shopfront shall be installed at least in accordance with the standards proposed by Greater Manchester Police as below:

-Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

Reason - To ensure that the development is acceptable to the City Council as local planning authority pursuant to policy DM1 Manchester Core Strategy.

Informatives

1) During the works it is recommended that a minimum 2m footway clearance is maintained adjacent to the site to allow pedestrians to pass unimpeded. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic/pedestrian management arrangements will need discussion and agreement with the MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) / Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

15 Royal Exchange Arcade, Manchester, M2 7EA
Barbour, 6 St Ann's Square, Manchester, M2 7HD
11 Royal Exchange Arcade, Manchester, M2 7EA
16 - 18 Royal Exchange Arcade, Manchester, M2 7EA
20 Royal Exchange Arcade, Manchester, M2 7EA
9 Royal Exchange Arcade, Manchester, M2 7EA
5 Royal Exchange Arcade, Manchester, M2 7EA
7 Royal Exchange Arcade, Manchester, M2 7EA
31 Royal Exchange Arcade, Manchester, M2 7EA
12 Royal Exchange Arcade, Manchester, M2 7EA
10 Royal Exchange Arcade, Manchester, M2 7EA
8 Royal Exchange Arcade, Manchester, M2 7EA
6 Royal Exchange Arcade, Manchester, M2 7EA
4 Royal Exchange Arcade, Manchester, M2 7EA
3 Royal Exchange Arcade, Manchester, M2 7EA
19 Royal Exchange Arcade, Manchester, M2 7EA
1 Royal Exchange Arcade, Manchester, M2 7EA
14 Royal Exchange Arcade, Manchester, M2 7EA
HSBC, 2 - 4 St Ann's Square, Manchester, M2 7HD

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL