

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134700/LO/2022

Date registered valid: 25 October 2022

Proposal: Listed building consent for retention of a mural

Address: Peoples History Museum , Left Bank, Manchester, Manchester, M3 3ER

Ward(s): Deansgate Ward

Applicant: Mr Charlie Corkin Peoples History Museum Leftbank, Manchester, M3 3ER

Agent (if any):

Case officer: Eve Woolstencroft
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Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 December 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

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: Grade II Star

Conservation area:

Tree Preservation Order:

Description of Site and Area

The Pump House Museum is a Grade II listed building that is bounded by the River Irwell, Left Bank, Bridge Street and the Westbury Homes residential development. It is situated within the Spinningfields area and has been identified as a cultural institution that is of critical importance to the successful regeneration of the area.

The building was listed on the 23 July 1992 List Entry Number: 1254724. The listing Description is as follows:

Hydraulic power generating station, now part of college workshops. 1907-9, altered. Red brick with sandstone dressings, iron reservoirs, slate roof. Built on east bank of River Irwell. Irregular rectangular plan at right-angles to river. Baroque style. Two and 3 storeys, in form resembling nave with aisles, the aisles flat-roofed and surmounted by large rectangular reservoirs at the end close to the river, with tower on south side.

Asymmetrical 4-bay east gable end, with stone plinth, banded pilasters, moulded cornice with parapet ramped up to open-pedimented gable over 3rd bay; tall segmental-headed windows in 2nd, 3rd and 4th bays, that in the 3rd bay with a doorway beneath, all mullion-and-transomed with arched lights and small-pane glazing in the heads; pairs of smaller but similar windows on 2 levels in the 1st bay, and all these windows with triple keystones; narrow triple-light window in gable with banded surround and arched lights. Glazed clerestory; rectangular tower set back behind 1st bay, with pilasters. West end (overlooking river) has 4 oblong 4-light windows with glazing like that at the east end, gabled end of nave over the 2 centre bays and panelled iron reservoirs on the aisles. One of 3 built as part of system for supplying hydraulic power to lifts and hoists of commercial warehouses in city centre; continued in use until 1972. Very unusual survival.

Description of Development

The Peoples History Museum (PHM) in Manchester seeks to commemorate the bicentenary of the Peterloo Massacre, a monumental event in the city's history, and a defining moment for Britain's democracy.

Consent is sought for the mural on the understanding that it would be displayed for a 36-month period and then removed.

Consultations & Notification Responses

Local residents were notified and a site notice was posted for 21 days. No representations were received as a result of this.

Highways - No objection

Issues

The main policies that relate to the proposal are Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), EN3 (Heritage), DM1 (Development Management) and CC9 (Design and Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy, DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of

State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Visual amenity and Impact on Heritage asset

Policies EN3 and DM1 of the Core Strategy states that the Council will encourage development that takes advantage of the City's heritage. New development should preserve or enhance the historic environment and proposal which re-use heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The NPPF defines 'significance' as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting

The proposed mural is already in place and was consented through listed building consent application ref. 122411/FO/2019. The mural was painted on a rendered retaining concrete wall which is of low heritage significance. The applicant has provided a justification for the retention of the mural and explained that represents the Peterloo Massacre and therefore has cultural and historic links to Manchester as well as the exhibitions at the museum. The consent was granted on a temporary basis however the proposal seeks to retain the mural for another 36 months.

The mural is in good condition and adds visual interest to the street scene along the River Irwell. The applicant has set out how the mural will be maintained over its lifespan and also how the structure will be remediated following the expiry of consent.

Given this context, the proposal is therefore not considered to have any long-term impact on the visual amenity of the street scene and is as such acceptable on a temporary basis

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:

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in 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 stamped as received by the City Council as local planning authority on 20 September 2022.

Drawing No. L(--)-235 Revision A, stamped as received by the City Council as local planning authority on 15 August 2022.

Drawing No. L(--)236 Revision A, stamped as received by the City Council as local planning authority on 15 August 2022.

Access information, stamped as received by the City Council as local planning authority on 15 August 2022.

Access Statement, stamped as received by the City Council as local planning authority on 15 August 2022.

Design Statement, stamped as received by the City Council as local planning authority on 20 September 2022.

Axel Void: Proposed Peterloo Mural, stamped as received by the City Council as local planning authority on 20 September 2022.

Heritage Statement, stamped as received by the City Council as local planning authority on 15 August 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 host structure including any consequential damage is to be made good on removal of the artwork in accordance with a schedule of works to be submitted to and approved in writing by the City Council as local planning authority.

For the avoidance of doubt the host structure is to be made good in accordance with the approved schedule of works within one month of the schedule being approved.

Reason - In the interests of visual amenity and the character of the heritage asset pursuant to Core Strategy policies DM1, SP1, CC4, EN3 and CC9 and policy DC18.1 of the Manchester Unitary Development Plan.