

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134654/LO/2022

Date registered valid: 25 August 2022

Proposal: Listed Building Consent for the removal of the west elevation M&E plant flue pipe and ventilation ductwork, installation of a new powder coated flue pipe and the installation of two ventilation grilles to the south elevation. Internal minor refurbishment works to the ground floor space to remove and replace modern partitioning, install new services to the cafe and renew floor, wall and ceiling finishes.

Address: Righton Building , Cavendish Street, Manchester, M15 6BG

Ward(s): Hulme Ward

Applicant: Mr Colin Starkie Manchester Metropolitan University All Saints Building, All Saints, Manchester, M15 6BX

Agent (if any): Mr Stephen Levrant Heritage Architecture Ltd 62 British Grove, Chiswick, W4 2NL

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 October 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 15 September 2022 Expired: 6 October 2022

Neighbour notifications

Printed: 15 September 2022 Expired: 6 October 2022

Site notice

Posted: 15 September 2022 Expired: 6 October 2022

Press advert

Published: 27 September 2022 Expired: 18 October 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

The Righton Building is located south of Manchester City Centre within the cities university corridor. The Site is bound by Cavendish Street to the north, Upper Ormond Street to the east, Boundary Street West to the south and largely abutted to the neighbouring building with courtyard to the west.

The building is formed of a single building known as the Righton Building, which was originally built as a drapers shop and showroom with storage at basement floor level, the building was subsequently converted when taken on by MMU in 20th century as the students union and subsequently and currently for the school of art and Manchester fashion institute. The Righton Building consists of basement ground and first floor levels, with the building largely surviving in tact both externally and internally with a large proportion of its original fabric and features.

In terms of designated heritage assets, the Site consists of the Grade II listed Righton Building (list entry no. 1197781) and sits adjacent to other Grade II listed buildings in the Ormond Building to the north and Grosvenor Building to the east. The building is not located within, or close to a conservation area.

This application has been prepared for Manchester Metropolitan University (MMU), who are the predominant landowners in the university corridor, along with the University of Manchester. The university is going through a period of major capital refurbishment projects in the area, with the Grosvenor East Building having recently undergone a major redevelopment.

Description of development

Consent is sought for:

“Listed Building Consent for the removal of the west elevation M&E plant flue pipe and ventilation ductwork and installation of a new powder coated flue pipe to the south elevation, as well as the installation of two ventilation grilles also to the south elevation. Internal minor refurbishment works to the ground floor space to remove and replace modern partitioning, install new services to the café and renew floor, wall and ceiling finishes.”

The works included within the application for Listed Building Consent will include:

- Removal of the M&E flue pipe and ventilation ductwork to the west elevation.
- Making good brickwork to the west elevation with brick and mortar to match the existing.
- Introduction of a new powder coated flue pipe to the south elevation.
- Installation of two powder coated ventilation grilles to the south elevation.
- Installation of two powder coated ventilation grilles to the south elevation at ground floor level.
- Removal of existing M&E from the open floor plan of the basement and installation of new M&E plant within the original boiler room at basement level.
- Removal and replacement of internal partitions at ground floor level.
- Removal and replacement of fixed furniture.
- Installation of new services to the ground floor to suite the alterations.
- Renewal of modern floor, wall and ceiling finishes

Consultations & Notification Responses

None received.

Issues

Impact of the works upon the significance of the building.

A detailed Heritage Statement and Assessment of significance has been submitted in support of the application.

The proposed development comprises the replacement of the buildings M&E plant, along with minor refurbishment of the ground floor. Externally, only the relocation of a ventilation flue and introduction of ventilation grilles will change the external appearance to the south elevation.

Internally, the new plant is to be located in the buildings original boiler room, and at ground level the refurbishment works are to modern non-original fabric within the buildings reception and open plan breakout space.

The Assessment summarised:

The direct impact assessment above has demonstrated that the proposals will result in:

- a. **4** instances of **negligible adverse** direct impact
- b. **5** instances of **neutral impact** direct impact
- c. **4** instances of **negligible beneficial** direct impact

Whilst elements of adverse direct impact arising from the proposals have been identified, the proposals to reinstate the basement plan form and partially open up the ground floor plan of the building, help to balance the impacts of the refurbishment proposals.

It is considered that the proposals have been designed to ensure that the building continues to be utilised as well as enabling more space within the basement to be freed up as to bring forward the future redevelopment. Designing around historic fabric, whilst partially opening up the ground floor plan, has helped to ensure that the impact on the building's special interest has been minimised.

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

In assessing the merits of an application for listed building consent officers will seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. Planning officers have worked with the applicant to overcome problems relating to heritage.

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:

SLHA_MMURighton_Basement&GFWorks_PlanningLetter
SLHA_MMU_The Righton Building_2022B&GFWorks_HeritageStatement
MMU Righton Building Design and Access Statement
Basement Plant Drawings:
300_01_Location Site Plan
300_02_Existing Plans
300_03_Existing Elevations
300_04_Proposed Plans
300_05_Proposed Elevations
Ground floor Refurbishment Reports, Drawings and Specifications:
MMU-Pre-Construction Information Plan
MMU-RB-SS-00-001 - Existing Ground Floor General Arrangement Plan - rev C
MMU-RB-SS-00-002 - Proposed Ground Floor General Arrangement Plan - rev C
MMU-RB-SS-10-001 - Proposed Demolition Plan - rev C
50953 Mechanical Services Specification - Righton
50953(52)RIG-002
50953(53)RIG-002
50953(56)RIG-001
50953(56)RIG-002
50953(57)RIG-001
50953(57)RIG-002
50953(60)RIG-001
50953(60)RIG-002
50953(62)RIG-001
50953(63)RIG-001
MMU-RB-SS-22-002 - Proposed Cafe Partition Details - rev C
MMU-RB-SS-22-003 - Proposed Meeting Area Parttion Details - rev C
MMU-RB-SS-22-004 - Proposed Breakaway Area Parttion Details - rev C
MMU-RB-SS-42-001 - Proposed Wall Finishes Plan - rev C
MMU-RB-SS-43-001 - Proposed Floor Finishes Plan - rev C
MMU-RB-SS-45-001 - Proposed Ceiling Plan - rev C
MMU-RB-SS-46-001 - Proposed Joinery Finishes Plan - rev C
MMU-RB-SS-70-001 - Proposed FF&E Plan - rev C
MMU-RB-SS-70-002 - Podium-Reception Details - rev C
MMU-RB-SS-70-003 - Tea and Coffee Servery Details - rev C
MMU-RB-SS-70-004 - Refreshment Servery Details - rev C
MMU-RB-SS-98-001 - OS Plan - rev C
MMU-RB-SS-98-002 - Block Plan - rev C
MMU-RB-SS-98-003 - Location Plan - rev C
MMU-RB-SS-98-004 - Contractors Site Set Up Plan - rev C
BCMAN202200195004-Preambles-2022-06-14
50953 - MMU - Estates Projects - RIGHTON - Electrical Specification

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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Room A Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room 5 Flat 1, Block G Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 7 Flat 3, Block G Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 4 Flat 3, Block G Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 2 Flat 2, Block G Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 3 Flat 1, Block G Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 10 Flat 11, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room F Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room 7 Flat 11, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 10 Flat 10, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 1 Flat 9, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 7 Flat 8, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Cavendish Hall Of Residence, Cavendish Street, Manchester, M15 6BG
Msv Building, Lower Chatham Street, Manchester, M1 5SU
Room 10 Flat 8, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 9 Flat 8, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 8 Flat 8, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 6 Flat 1, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 5 Flat 1, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 3 Flat 1, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 2 Flat 1, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 1 Flat 2, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 1 Flat 1, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 4 Flat 1, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU

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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

Area Team Boundary - Name: CENTRAL