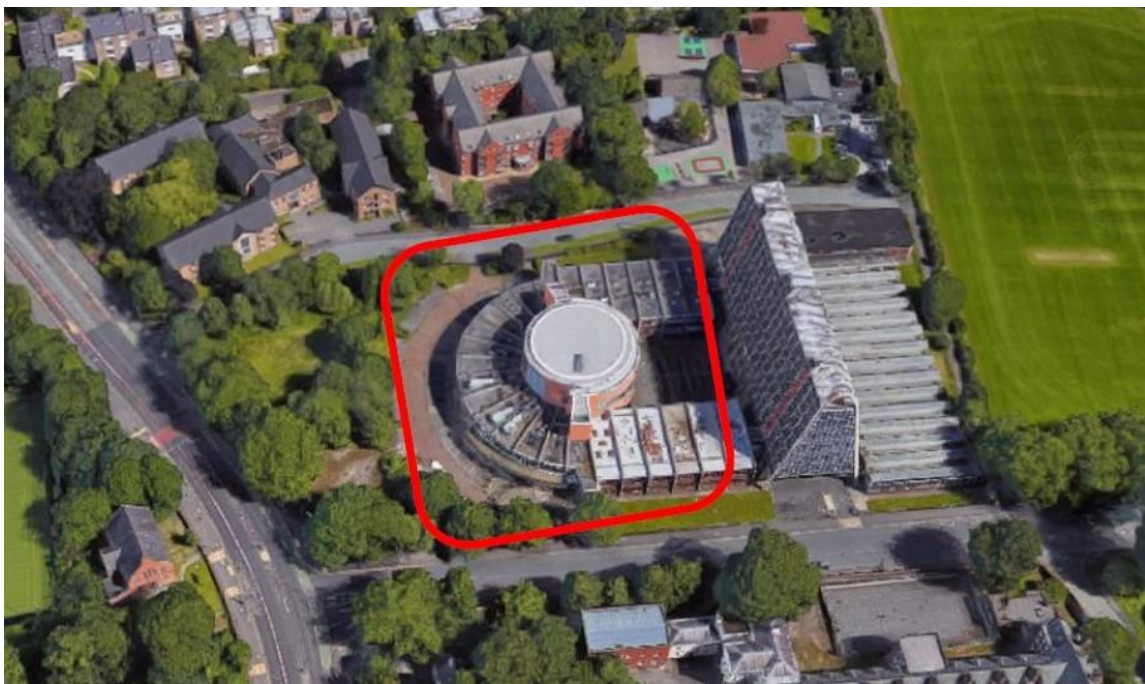


Planning

Growth & Development

Delegated officer report for planning application

Application no.	134880/LO/2022
Date registered valid:	27 September 2022
Proposal:	Listed Building Consent for the installation of eight non-illuminated vinyl and directional signs to gym.
Address:	The Gym Group, Old Hall Lane, Manchester, M14 6HH
Ward(s):	Fallowfield Ward
Applicant:	Sarah Grime, The Gym Group, 39 Gymn Strand Street, Liverpool, L1 8LT
Agent (if any):	Miss Jessica Dennis, Blaze Signs Ltd, Unit 5, Patricia Way, Pysons Road, Broadstairs, CT10 2XZ
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	17 November 2022



Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 17 October 2022

Standard consultations:

Printed: 3 October 2022 Expired: 24 October 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 17 October 2022 Expired: 7 November 2022

Press advert

Published: 11 October 2022 Expired: 1 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to the 1.51 hectare site, formerly known as the Hollings Faculty, which is located on Wilmslow Road approximately equidistant between Fallowfield District Centre and Rusholme District Centre, which are 500 metres to the south and north respectively. The site is bounded to the north by Cromwell Range; to the east by playing fields of Manchester Grammar School; to the west by Wilmslow Road; and to the south by Old Hall Lane. On the opposite side of Cromwell Range stands student accommodation in the form of Allen Hall and Weston Court, along with St James Church of England Primary School at the head of the cul-de-sac. On the opposite side of Wilmslow Road stands Manchester High School for Girls, whilst to the south of Old Hall Lane there is further student accommodation in the form of Ashburn Hall.

Within the site sits the Hollings Building, a Grade II listed building that comprises of three distinct elements:

- The Toast Rack Tower – a seven storey classroom block which is set back towards the rear/east of the site.
- The Horseshoe and Drum – Semi-circular building located and attached to the western side of the Toast Rack, and
- The Clothing Block – This is a single storey block located to the immediate east of the Toast Rack, and borders the eastern site perimeter.

Planning permission to convert the buildings into residential accommodation (Toast Rack. Drum and Clothing Block) and a gym (Horseshoe) was granted in August 2016 (ref. 111282/FO/2016/S1). Only the gym use has been implemented so far.

Listed building: Grade II

Conservation Area: no

Tree Preservation Order: no

Description of development

Listed Building Consent for the installation of eight non-illuminated vinyl and directional signs to gym.

Consultations & Notification Responses

None received

Policies

The National Planning Policy Framework July 2021 (NPPF) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In addition to the above, Section 16 (*Conserving and enhancing the historic environment*) is of relevance:

Paragraph 197 in Section 16 states that in determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Relevant policies in the Core Strategy are detailed below:

Policy EN 3, *Heritage* – Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues for which more detailed guidance may be given within a supplementary planning document. Of relevance in this instance is:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

Saved UDP Policies – Policy DC19 is considered of relevance in this instance:

Policy DC19, *Listed Buildings* – Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, 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. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. 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;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

The Planning (Listed Buildings and Conservation Areas) Act 1990 – , Section 16 (2) states *“In considering whether to grant listed building consent for any works 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 (1) of the Act sets out the authority’s general duty as respects listed buildings in exercise of planning functions:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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 in which it possesses.”

For reasons to be outlined below, it is considered the proposal accords with this policies.

Issues

Impact upon the Heritage Asset – The special architectural and historic interest of the Hollings Building is recognised by its Grade II Listed designation. The historical, evidential, aesthetic and communal values that the structure yields are related to its innovative and unique design, which was rigorously functional. The architectural form and expression of the Hollings Building is of high significance due to the unique design and survival of the building. The building is regarded as an excellent example of post-war Municipal architecture in Manchester, being designed by the Manchester City Council architect, Leonard Howitt. The high aesthetic significance is also due to the group value of the building in association with the three Grade II listed parts of the Hollings Building, which together provide an interesting 1950’s modernist set piece. The group value of the three main parts of the building is considered to be of high significance. The Toast Rack forms the pinnacle of a purposely designed scheme of mid-20th Century college buildings.

The various vinyl signs will be affixed to the glazing in the entrance lobby and upon the hoarding that encloses the building, as such they can be easily be removed and it is considered that they would not impact upon the fabric and character of the listed building.

One of the signs would be fixed to a concrete element of the building but as it would utilise existing drill holes it is not considered that it would impact upon the fabric and character of the listed building.

In light of the above and the tests set within the NPPF it is considered that the overall proposed development will not substantially harm the heritage asset. Accordingly, it is considered that the proposal complies with the guidance contained within the NPPF, Core Strategy Policy EN 3 and saved UDP Policy DC 19.1.

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

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

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall be carried out in accordance with the following drawings:

- a) Drawing Pack - 139129 Manchester Fallowfield V2, stamped as received on 6 September 2022.
- b) Location Plan, stamped as received 27 Sep 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.

Appendix 1 – List of consultees & neighbours notified

Rusholme, Fallowfield & Moss Side Civic Society

Appendix 2 – Planning constraints

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
Area Team Boundary - Name: SOUTH AREA