

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134652/FO/2022
Date registered valid: 10 August 2022
Proposal: Installation of new canopy
Address: John Swift Building, 19 Mason Street, Manchester, M4 5FT
Ward(s): Piccadilly Ward

Applicant: Mr Hackett SLG Agency John Swift Building, 19 Mason Street, Manchester, M4 5FT
Agent (if any): Miss Lindblom LIND Studio 53 Spear Street, Manchester, M1 1DF
Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 29 September 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 18 August 2022 Expired: 8 September 2022

Neighbour notifications

Printed: 24 August 2022 Expired: 14 September 2022

Site notice

Posted: 23 August 2022 Expired: 13 September 2022

Press advert

Published: 30 August 2022 Expired: 20 September 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The proposal involves the redesign of 19 Mason Street ground floor side entrance, to include the introduction of a new canopy and sign.

The site is located on Mason Street, located within the New Cross Regeneration Area. The building is not listed, and it is not located in a Conservation Area. However, the building does have some character.

Originally the proposal was for "Installation of new canopy and door".

However, on 5th September amendments for the scheme were received

- The original timber entrance doors are now retained
 - The projecting sign has been reduced overall by 25% to lessen impact on street scene
 - The projection of the canopy has been reduced by 100mm to lessen impact on street scene
- Furthermore, the materiality of the proposed canopy, signage and letter plate has been changed to aged brass to pick up on detailing found around the main entrance at 19 Mason Street.

The current proposal is for the "Installation of new canopy". An arched bronze effect canopy will be fitted below the brick arch which will extend out 500mm from the elevation facing Mason Street. The existing metal folding security gates retained and painted black.

Description of area

Description of development

Consultations & Notification Responses

The application has been advertised in the Manchester Evening News as affecting a public right of way. A site notice was displayed and the occupiers of nearby properties have been notified.

No representations have been received as a result of this publicity

Highways - The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

The bronze effect door and building number, and existing metal folding security door are located in the red line boundary of the site and therefore do not impact the adopted highway.

A arched bronze effect canopy will be fitted below the brick arch. If the proposed canopy extends greater than 0.35m over the adopted highway a Projection Over Licence will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Issues

The main issues for consideration relate to the acceptability of the proposed new canopy in terms of the impact on the character and appearance of this non-designated heritage asset and the impact on highway safety. The main policies that relate to the proposal are Sections 9 and 16 of the National Planning Policy Framework on Promoting sustainable transport and Conserving and enhancing the historic environment) , and UDP policy DC14.Shop Fronts and Related Signs

Visual amenity - The current proposal is for the "Installation of new canopy". An arched bronze effect canopy will be fitted below the brick arch which will extend out 500mm from the elevation facing Mason Street. The existing metal folding security gates retained and painted black. This is considered to be acceptable in terms of it's impact on the building and on the street scene overall.

Highway Services - have been consulted on the application and with regard to the proposed arch have stated that

" If the proposed canopy extends greater than 0.35m over the adopted highway a Projection Over Licence will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense".

The applicant will be made aware of the above via an informative.

The proposals are considered to be acceptable in terms of their impact on highway safety.

Given the above, the proposal is considered to be acceptable in terms of visual amenity and highway safety in accordance with Sections 9 (Promoting sustainable transport) and 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework and policy EN3 of the Core Strategy for the City of Manchester

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner seeking solutions to problems arising in relation to dealing with the application. In this case negotiations have taken place with the applicant to ensure that the impact of the proposals did not have an adverse impact on the appearance of the building or on the wider street scene.

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 Mason St canopy and signage al(05)0003 rev P03 received via the email from Emma Lindblom of 23rd September 2022
site location plan al(05)0001 received by the City Council as local planning authority on 10th August 2022

Documents

The Design and Access Statement entitled Canopy and Signage Application for 19 Mason Street side entrance Manchester - Design & Access Statement September 2022 - P03 by Lind Studio received via the email from Emma Lindblom of 23rd September 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.

Informatives

1) If the proposed canopy extends greater than 0.35m over the adopted highway a Projection Over Licence will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expens

Appendix 1 – List of consultees & neighbours notified

Highway Services

Flat 13, 32 Mason Street, Manchester, M4 5EY
Flat 12, 32 Mason Street, Manchester, M4 5EY
Flat 11, 32 Mason Street, Manchester, M4 5EY
Flat 10, 32 Mason Street, Manchester, M4 5EY
Flat 9, 32 Mason Street, Manchester, M4 5EY
Flat 8, 32 Mason Street, Manchester, M4 5EY
Flat 7, 32 Mason Street, Manchester, M4 5EY
Flat 6, 32 Mason Street, Manchester, M4 5EY
Flat 5, 32 Mason Street, Manchester, M4 5EY
Flat 4, 32 Mason Street, Manchester, M4 5EY
Flat 3, 32 Mason Street, Manchester, M4 5EY
Flat 2, 32 Mason Street, Manchester, M4 5EY
Flat 1, 32 Mason Street, Manchester, M4 5EY
Flat 14, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 13, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 12, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 11, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 10, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 9, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 8, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 7, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 6, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 5, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 4, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 3, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 2, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 1, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
AC By Marriott Manchester City Centre, 15 Mason Street, Manchester, M4 5FT
Second Floor, 30 Mason Street, Manchester, M4 5EY
Ground Floor, 46 Marshall Street, Manchester, M4 5FU
Basement, 46 Marshall Street, Manchester, M4 5FU
Third Floor, 46 Marshall Street, Manchester, M4 5FU
Second Floor, 46 Marshall Street, Manchester, M4 5FU
First Floor, 46 Marshall Street, Manchester, M4 5FU
MANCHESTER ACADEMY UK, First Floor, 30 Mason Street, Manchester, M4 5EY
Third Floor Left Unit 9, 30 Mason Street, Manchester, M4 5EY
Third Floor Right Side Unit 10, 30 Mason Street, Manchester, M4 5EY
Basement Unit 2, 30 Mason Street, Manchester, M4 5EY
Basement Unit 1, 30 Mason Street, Manchester, M4 5EY
Basement, 30 Mason Street, Manchester, M4 5EY
Second Floor Unit 8, 30 Mason Street, Manchester, M4 5EY
Second Floor Unit 7, 30 Mason Street, Manchester, M4 5EY
Ground Floor, 30 Mason Street, Manchester, M4 5EY
30A Mason Street, Manchester, M4 5EY
46 Marshall Street, Manchester, M4 5FU
30 Mason Street, Manchester, M4 5EY
56 Marshall Street, Manchester, M4 5FU
28 Mason Street, Manchester, M4 5EY
44 Addington Street, Manchester, M4 5EU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

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