

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134382/FO/2022

Date registered valid: 15 July 2022

Proposal: Elevation alterations including the recladding of the existing building

Address: New Lawrence House , 2 Shawheath Close, Manchester, M15 4TL

Ward(s): Hulme Ward

Applicant: Mandale Homes C/o Agent

Agent (if any): Mr David Marjoram ELG Planning Gateway House, 55 Coniscliffe Road, Darlington, DL3 7EH

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25.08.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26.07.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 July 2022 Expired: 16 August 2022

Site notice

Posted: 26 July 2022 Expired: 16 August 2022

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to two no. 5 storey vacant residential apartment buildings granted reserved matters consent in 2006. The buildings were condemned in 2017 and vacated shortly afterwards, the buildings had been subject to enforcement notices issued by GM Fire Service in 2010. The surrounding area is residential in nature with a range of 3 and 4 storey post war flats, 2 storey houses and more recent high rise blocks. To the immediate south of the site on Shawheath Close is a single storey pharmacy and church building.

It is noted that reserved matters application granted approval for 139 apartments on the site, however this and previous recent prior approval applications have confirmed that the erected buildings comprise 104 no. apartments, this discrepancy appears to arise from the built form constructed which differs from the 2006 application. Given the passage of time beyond a 10 year period these differences would be immune from any enforcement action. As such the proposals have been considered against the constructed building on site.

Description of development

The proposals relate to a scheme to remove the existing external fabric of the building and the installation of a new cladding system together with the removal of existing balconies that are not structurally safe.

The indicated materials for the cladding are rockpanel and cedar cladding system, windows are indicated as being grey uPVC.

Planning History

129429/P20A/2021 Prior approval for the erection of 36 no. 1 and 2 bed apartments within a two storey rooftop extension Refused 07.05.2021

132302/P20A/2021 Prior approval for the erection of 33 no. 1 and 2 bed apartments within a two storey rooftop extension Approved 13.01.2022

080003/MO/2006/S1 RESERVED MATTERS APPLICATION Erection of a part 2,3,4 and 5 storey building to form 139 flats and place of worship with semi-basement parking for 139 cars with associated landscaping following demolition of existing buildings Approved 12.12.2006

068956/OO/2003/S1 Phase 2, Outline Application for the erection of two blocks of flats and one block of town houses comprising 247 residential units and 2,340 m2 commercial floorspace and the construction of new access roads. Phase 1, Detailed Application for the erection of one mixed use block comprising commercial use on ground floor with flats over and a part 4 part 5 storey block of flats (115) with associated car parking; erection of a new church hall and associated new access roads – Approved 02.12.2003

Consultations & Notification Responses

Neighbouring occupiers were notified of the proposal and a site notice was posted at the site. No responses were received.

Policy

Relevant Policy

The National Planning Policy Framework (July 2021)

The following specific policies are considered to be particularly relevant to the proposed development:

Section 5 (Delivering a sufficient supply of homes)

Section 6 – (Building a strong and competitive economy)

Section 11 (Making Effective Use of Land) – The proposal would re-use previously developed land for the provision of residential properties.

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows:

Policy SP1 'Spatial Principles'

Policy H1 'Overall Housing Provision'

Policy H 5 relates to housing provision within Central Manchester

Policy EN1 'Design principles and strategic character areas'

Policy DM1 'Development Management'

Issues

Principle - The proposals relate to a scheme to bring back into residential use a building that has been vacant for a number of years and is identified as being currently unsuitable for human habitation. The principle for ensuring that the building is in a residential use is therefore considered to be acceptable subject to consideration of the impacts on residential and visual amenity as a result of the proposals.

Visual amenity – The proposals are for a simple pallet of a contemporary re-cladding scheme of the building structure to ensure compliance with current standards and to enhance the appearance of the building. The current building and finishes currently provides a negative contribution towards the street and area in which it is located. The simple arrangement and choice of materials is considered to be acceptable and would enhance the buildings appearance in the street to allow its re-use and occupation. It has been agreed with the applicant that the final details of materials and window finishes would be subject to a planning condition for agreement with the local planning authority.

Residential amenity – There are alterations to window positions and fenestration details as a result of these proposals however, given the relationships to surrounding residential properties across streets these changes are not considered to give rise to unacceptable impacts or impacts that would be greater than those experienced from current window apertures.

The scheme details indicate that the same level of occupation (104 units) would be present within the building to the current position. As such it is not anticipated that the occupation of the building would give rise to comings and goings greater than the current position.

Conclusion – The proposals are for the re-cladding of a building that has been unable to be occupied for at least 5 years, the choice of cladding whilst of a simple arrangement is restricted by the built structure and form of the buildings on the site. As such the proposals are considered to be acceptable.

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

The application has been determined in a positive and proactive manner, in this instance a decision has been issued within statutory timescale's.

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:

L022013 - 100 GROUND FLOOR LAYOUT; L022013 - 101 FIRST FLOOR LAYOUT; L022013 - 102 SECOND FLOOR LAYOUT; L022013 - 103 THIRD FLOOR LAYOUT; L022013 - 104 FOURTH FLOOR LAYOUT; L022013 - 105 REV A ELEVATIONS - SHEET 1 / ELEVATIONS 1 & 2; L022013 - 106 REV A ELEVATIONS - SHEET 2 / ELEVATIONS 3, 4, 5 & 6; L022013 - 107 REV A ELEVATIONS - SHEET 3 / ELEVATIONS 7, 8, 9 & 10; L022013 - 109 ROOF PLAN

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) Notwithstanding the approved plans, prior to the installation of any cladding or external windows and doors, full details and samples of the materials; methods of affixing the external cladding, together with details of the window and door materials and finishes shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be subsequently carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Informative

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

Flat 42, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 88, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 77, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 127, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 133, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 21, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 9, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 28, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 47, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 23, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 52, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 70, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 73, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
312 City Road, Manchester, M15 4FA
284 City Road, Manchester, M15 4FA
276 City Road, Manchester, M15 4FA
262 City Road, Manchester, M15 4FA
254 City Road, Manchester, M15 4FA
11 Millington Walk, Manchester, M15 4DF
Flat 32, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 79, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 87, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 89, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 62, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 14, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 29, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 46, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 68, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 75, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 41, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 58, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 86, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
318 City Road, Manchester, M15 4FA
258 City Road, Manchester, M15 4FA
322 City Road, Manchester, M15 4FA
300 City Road, Manchester, M15 4FA
256 City Road, Manchester, M15 4FA
15 Millington Walk, Manchester, M15 4DF
Flat 38, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 65, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 134, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 137, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 10, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 48, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 74, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 80, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 4, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 30, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 50, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 51, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL

Flat 59, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
326 City Road, Manchester, M15 4FA
292 City Road, Manchester, M15 4FA
272 City Road, Manchester, M15 4FA
266 City Road, Manchester, M15 4FA
252 City Road, Manchester, M15 4FA
324 City Road, Manchester, M15 4FA
320 City Road, Manchester, M15 4FA
316 City Road, Manchester, M15 4FA
314 City Road, Manchester, M15 4FA
310 City Road, Manchester, M15 4FA
296 City Road, Manchester, M15 4FA
294 City Road, Manchester, M15 4FA
288 City Road, Manchester, M15 4FA
282 City Road, Manchester, M15 4FA
270 City Road, Manchester, M15 4FA
264 City Road, Manchester, M15 4FA
260 City Road, Manchester, M15 4FA
27 Millington Walk, Manchester, M15 4DF
Flat 20, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 36, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 45, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 72, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 132, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 67, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 83, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 138, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
17 Millington Walk, Manchester, M15 4DF
Flat 33, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
308 City Road, Manchester, M15 4FA
2 Bowgreen Walk, Manchester, M15 4DJ
Flat 12, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 71, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 37, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 27, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
286 City Road, Manchester, M15 4FA
278 City Road, Manchester, M15 4FA
2 Grenham Avenue, Manchester, M15 4HD
304 City Road, Manchester, M15 4FA
302 City Road, Manchester, M15 4FA
274 City Road, Manchester, M15 4FA
268 City Road, Manchester, M15 4FA
6 Bowgreen Walk, Manchester, M15 4DJ
10 Bowgreen Walk, Manchester, M15 4DJ
Flat 16, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 15, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 24, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 25, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 35, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 49, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 56, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 126, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 131, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 136, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR

Flat 57, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 54, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 43, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 44, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 90, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Adjacent The Unicorn, Shawheath Close, Manchester, M15 4DF
9 Millington Walk, Manchester, M15 4DF
35 Millington Walk, Manchester, M15 4DF
13 Millington Walk, Manchester, M15 4DF
Ebenezer Apostolic Church, 8 Margaret Sands Street, Manchester, M15 4EW
2 Mosshall Close, Manchester, M15 4DB
6 Grenham Avenue, Manchester, M15 4HD
Top House, Shawheath Close, Manchester, M15 4BQ
Flat 6, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 11, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 26, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 53, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 82, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 140, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 63, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 85, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 130, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 135, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 84, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 22, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 69, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 7, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 18, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 34, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 39, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 40, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 66, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
290 City Road, Manchester, M15 4FA
4 Bowgreen Walk, Manchester, M15 4DJ
31 Millington Walk, Manchester, M15 4DF
Flat 1, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 5, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 8, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 17, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 55, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 61, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 129, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
306 City Road, Manchester, M15 4FA
Flat 139, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 2, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 81, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
298 City Road, Manchester, M15 4FA
280 City Road, Manchester, M15 4FA
Flat 128, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TR
Flat 78, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 60, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 19, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 64, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 76, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL

8 Bowgreen Walk, Manchester, M15 4DJ
4 Grenham Avenue, Manchester, M15 4HD
33 Millington Walk, Manchester, M15 4DF
29 Millington Walk, Manchester, M15 4DF
Flat 3, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Flat 31, New Lawrence House, 2 Shawheath Close, Manchester, M15 4TL
Apartment 9, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
Apartment 12, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
Apartment 11, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
Apartment 10, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
Apartment 8, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
Apartment 7, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
Apartment 6, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
Apartment 5, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
Apartment 4, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
Apartment 3, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
Apartment 2, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
Apartment 1, King Water Apartments, 5 Ribble Place, Manchester, M15 4GW
351 City Road, Manchester, M15 4DE
353 City Road, Manchester, M15 4DE
349 City Road, Manchester, M15 4DE

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA