MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	133085/FO/2022
Date registered valid:	14 March 2022
Proposal:	Retention of new entrance treatments in connection with proposed new restaurant
Address:	Ground Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Ward(s):	Deansgate Ward
Applicant:	Mr William and Richard Parkinson Grade A Alternative Manchester Law Library, 14 Kennedy Street, Manchester, M2 4BY
Agent (if any):	Mr Russell Adams Adams Planning + Development Ltd The Oaks, Oaks Drive, Crook Road, Bowness-on-Windermere, LA23 3JA
Case officer:	Gerry Reilly Tel: 0161 234 4163 Email: gerry.reilly@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	2 November 2022

Application details

Type of application: Full Application Consent

Development type: Smallscale Major Retail

Date of site visit:

Standard consultations:
Printed: 21 September 2022 Expired: 12 October 2022

Neighbour notifications
Printed: 30 March 2022 Expired: 20 April 2022

Site notice
Posted: 31 March 2022 Expired: 21 April 2022

Press advert
Published: 5 April 2022 Expired: 26 April 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Peters Square Conservation Area 1973

Tree Preservation Order:

St George's House is located on the southwestern corner of St Peter's Square Conservation Area in Manchester city centre. The Conservation Area contains a mixture of commercial, cultural and civic buildings.

The main characteristic of St Peter's Square conservation area is primarily one of civic grandeur, but it also contains some commercial property. It has been designated to include a more extensive area than just the square mentioned above, in order to include several distinguished buildings. The Peace Garden, although laid out after the designation and therefore not a part of the St Peter's Square conservation area, is regarded as an important element of the same urban space.

The name of the Conservation Area derives from St. Peter's Church, which stood in the centre of St Peter's Square from 1788 to 1907 and was designated in December 1973.

St George's House is a former YMCA building, on the corner of Peter Street and Mount Street. The building is five-storey building faced in thick terra cotta, which is brown to the ground floor and buff above, with most of the intricate, moulded decoration confined to the third and fourth floors. Whilst the building historically accommodated a running track, gymnasium and swimming pool, which led to an interesting early experiment in the use of reinforced concrete to the swimming pool to be located near the top of the building, none of these internal features have been retained when the building was refurbished over the first to fifth floors as office accommodation.

This application is for "Retrospective application for new entrance treatments in connection with proposed new restaurant". The current proposals are the result of several negotiations and have been considerably changed from that originally submitted. When the proposals were first received they included proposals for outdoor seating areas.

The main entrance framework will introduce new surface treatments to increase the definition and visual appeal of the entrance and replace the damaged existing entrance tiles. The existing recessed spot light within the external entrance lobby will be replaced by ceiling light that is specified on Drawing No. 401/PD/1004, Rev. B.

New tiling is proposed in place of the existing damaged tiling and antique bronze stair nosing has been introduced to improve pedestrian safety and enhance the appearance of the entrance. The colour scheme and signage appearance have been chosen to fit with the YMCA building's existing external treatments.

In addition a new ventilation cover grill facing Museum Street, that will sit in the gap between above the entrance doors and below windows is also proposed to be installed.

In addition to these proposals, an application for "Projecting sign facing Peter Street and projecting sign and signage above entrance facing Museum Street" (app no. 133285/AO/2022).

Description of area

Description of development

Consultations & Notification Responses

The application has been advertised in the Manchester Evening News as affecting a Conservation Area and affecting a Listed Building
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 - FURTHER COMMENTS 27TH SEPTEMBER 2022:

Confirmation has been provided that the smoking area will be a temporary arrangement and the Operating Statement demonstrates that safe operating practices will be in place. Highways are satisfied with the proposals.

Environmental Health - have recommended conditions controlling construction hours opening hours of the premises, hours of deliveries, servicing and collections, hours of use of the external areas, noise of any external plant, if applicable. and the details of the Waste Management Strategy.

Greater Manchester Police - have the following recommendations:

O A CCTV system should be used on this site.

Other recommendations were made which mainly related to an outdoor seating area which has since been dropped from the proposals

Urban Design & Conservation - The proposed black porcelain tiles to entrance steps, to replace the stone effect tiles which survive in poor condition, is supported. However, should original stonework survive underneath, consideration should be given to its retention as an exposed feature. As a minimum, it should be retained in-situ underneath the new tiles.

The intention to remove the obscure vinyl cover to windows, above and flaking the entrance, is supported, taking the opportunities to better reveal the architectural and aesthetic interest of the listed building and its contribution to the Conservation Area.

I would also recommend that the applicant removes the existing solid shutter as part of the works, having an adverse impact on the designated assets and the amenity of the area. Should additional security measures be regarded as necessary to this aspect of the listed building, consideration should be given to more sympathetic measures, such as metal gates or rolling grill shutter, finished to match (RAL 9017). Otherwise, the alterations to the entrance doorway (grab rails and vinyls) are acceptable.

Although dark green finish (to match upper floors windows and elements of the ground floor) should be reinstated to the external aspects of the listed building in the first instance, the proposed RAL 9017 finish to joinery and ventilation louvres to the north and west elevation is considered acceptable, contingent on approriate paint being used (e.g. linseed or clay based recommended). The existing service doors and metal grate to basement lights should be finished to match.

The proposed externally illuminated hand-painted hardwood hanging signage (reusing existing fittings/fixtures) and the timber and steel fascia signage are acceptable. The thickness of the former should not exceed 30mm.

CityCo - no reply to the consultation

Issues

The main issues for consideration relate to the impact of the proposals on amenity, (environmental impact and visual amenity) and public safety. The main polices that relate to the proposal are Section 12 (Requiring Good Design) and Section 2 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Polices SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), CC10 (A Place for Everyone), EN1 (Design Principles and Strategic Character Areas) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policy DC14 (Shop fronts and related signs), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Visual Amenity

The replacement of the black porcelain tiles has already taken place. The removal of the vinyl cover to windows, above and flanking the entrance is supported.

The existing solid roller shutter is already in place at the site where it has been for over 10 years and is therefore immune from enforcement action

Although dark green finish (to match upper floors windows and elements of the ground floor) should be reinstated to the external aspects of the listed building in the first instance, the proposed RAL 9017 finish to joinery and ventilation louvres to the north and west elevation is considered acceptable, contingent on appropriate paint being used (e.g. linseed or clay based recommended). The existing service doors and metal grate to basement lights should be finished to match.

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 polices 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 a planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about information required from the developer to achieve a satisfactory development.

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

1) The development is hereby approved subject to the works being carried out in accordance with the following drawings and documents:

Drawings received via the email from Russell Adams of 24th October 2022

401 PD 1001 A Exhibition Proposed Site/Block Plan
401 PD 1002 B Exhibition Proposed Elevations - External
401 PD 1004 B Exhibition Proposed Elevations Signage and Frontages 2 of 2

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

Urban Design & Conservation
Highway Services
Environmental Health
Greater Manchester Police
Cityco

Second Floor, 24 Mount Street, Manchester, M2 3NX
Seventh Floor, 24 Mount Street, Manchester, M2 3NX
Sixth Floor, 24 Mount Street, Manchester, M2 3NX
Fifth Floor, 24 Mount Street, Manchester, M2 3NX
Fourth Floor, 24 Mount Street, Manchester, M2 3NX
Third Floor, 24 Mount Street, Manchester, M2 3NX
First Floor, 24 Mount Street, Manchester, M2 3NX
Ground Floor, 24 Mount Street, Manchester, M2 3NX
24 Mount Street, Manchester, M2 3NX
22 Mount Street, Manchester, M2 3NX
Unit 1 Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Part Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Amanda Cunliffe Part Third Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Fourth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Red Star Part Third Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
49 Peter Street, Manchester, M2 3NG
SUBWAY, Ground Floor, 49 Peter Street, Manchester, M2 3NG
First Floor, 49 Peter Street, Manchester, M2 3NG
Fourth Floor, 49 Peter Street, Manchester, M2 3NG
Third Floor, 49 Peter Street, Manchester, M2 3NG
Second Floor, 49 Peter Street, Manchester, M2 3NG
Ground Floor, 65 Peter Street, Manchester, M2 5PB
HEALTH & CASE MANAGEMENT LTD, Fifth Floor, 49 Peter Street, Manchester, M2 3NG
Sixth Floor, 49 Peter Street, Manchester, M2 3NG
Sixth And Seventh Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
First Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Ground Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Sixth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
CROWE CLARK WHITEHILL LLP, Third Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Fifth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
HOWGATE SABLE LLP, Seventh Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
W H R PROPERTIES, Ninth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Eighth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Fourth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
58 Peter Street, Manchester, M2 3NQ
Club Coliseum, Peter Street, Manchester, M2 3NQ
Second Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5FA
Basement, 65 Peter Street, Manchester, M2 5PB
St Georges House, 56 Peter Street, Manchester, M2 3NQ
63 Peter Street, Manchester, M2 5PB
First Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
65 Peter Street, Manchester, M2 5PB

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Conservation Area - St Peters Square Conservation Area 1973
Area Team Boundary - Name: CENTRL