

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134894/FO/2022

Date registered valid: 13 September 2022

Proposal: Installation of 2no. new shop front windows and 1no. shop front including an entrance.

Address: 9-19 St Ann Street, Manchester, M2 7LG

Ward(s): Deansgate Ward

Applicant: Mr Stephen Bourne Signet Jewelers Hunters Road, Birmingham, B19 1DS

Agent (if any): Mr Paul Turner Mansell Associates Ltd Suite D7, Swan House Business Centre, The Park, Market Bosworth, CV13 0LJ

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 November 2022

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 27 September 2022

Standard consultations:

Printed: 20 September 2022 Expired: 11 October 2022

Neighbour notifications

Printed: 20 September 2022 Expired: 11 October 2022

Site notice

Posted: 26 September 2022 Expired: 17 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: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The application relates to a property located at 9-19 St Ann Street which is considered to be a non-designated heritage asset and is located within St Ann's Square Conservation Area. It is diagonally opposite the Grade I Listed St Ann's Church. It has elevations onto St Ann Street, and St Ann's Square.

The building is an attractive historic building and the elevations contain some decorative features.

The ground floor of the building has a modern fit out with some original features exposed to view.

The ground floor of the building is currently occupied by a jewellery store.

Other listed buildings surrounding St Ann's Square include Grade II listed buildings at 16, 18 and 22 and 17 to 21 St Ann's Square and the Grade II Listed Royal Exchange.

Surrounding uses include a theatre, the Arndale Centre, St Ann's church, shops, hotels, residential accommodation, banks, offices, bars, restaurants, takeaways and cafés.

Description of development

Planning permission is sought for the installation of:

- Two new shop front windows to match the existing materials and design used for the existing shop fronts at the building.
- One new shop front with entrance to match the existing materials and design used for the existing shop fronts at the building.

Consultations & Notification Responses

Highway Services - Confirmed that the proposals are acceptable, that doors must open inwardly and that fit out proposals that affect the highway should be discussed with Highway Services.

Publicity - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies have been received.

Issues

Visual Amenity and the Impact on the affected heritage assets -

The proposed shopfront would match the appearance of existing shop fronts at the building continuing consistency of appearance of the ground floor shop fronts.

It is considered that the works would have a neutral impact on the appearance of the building, the character and appearance of the surrounding conservation area and the setting of surrounding listed buildings and are consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Given the above, the works are considered to be in accordance with Sections 12 and 16 of the National Planning Policy Framework, policies EN3 (Heritage), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies E3.3 (Environmental Improvement and Protection), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Crime and Disorder -

The shop front would include toughened glass, which will be required to be implemented by condition.

In view of the above the proposals would be consistent with Section 8 of the NPPF, policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Disabled Access -

Level access would be provided into and throughout the unit via an internal ramp with a gradient of 1:20.

In view of the above the proposals would be consistent with policies SP1, CC10 and DM1 of the Core Strategy for the City of Manchester.

Highway Safety -

The door would be inward opening.

In view of the above the proposals would be consistent with policies SP1 and DM1 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 to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included advice about the information required to support the application.

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:

The drawings referenced 3470-03-05 Rev B received by the City Council as local planning authority on 7 November 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) The ground floor glazing hereby approved shall include at least one pane of laminated glass rated as P4A under EN 356.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

4) The access measures for disabled people to gain access into the premises and to all services as shown on the drawing referenced 3470-03-05 Rev B received by the City Council as local planning authority on 7 November 2022 shall be fully implemented shall be maintained for the duration of the use of the ground floor.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T1, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and DC14.2 of the Unitary Development Plan for the City of Manchester.

Informatives

1) For the avoidance of doubt, all external entrance doors (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.

2) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

3) For the avoidance of doubt, the planning permission hereby granted does not grant or imply grant of advertisement consent for the installation of signage.

Appendix 1 – List of consultees & neighbours notified

Highway Services

22 St Ann Street, Manchester, M2 7LF
7 St Ann Street, Manchester, M2 7LG
18 St Ann Street, Manchester, M2 7LP
Flat 8, Octo, 1 Police Street, Manchester, M2 7LU
Flat 7, Octo, 1 Police Street, Manchester, M2 7LU
Flat 6, Octo, 1 Police Street, Manchester, M2 7LU
Flat 5, Octo, 1 Police Street, Manchester, M2 7LU
Flat 4, Octo, 1 Police Street, Manchester, M2 7LU
Flat 3, Octo, 1 Police Street, Manchester, M2 7LU
Flat 2, Octo, 1 Police Street, Manchester, M2 7LU
Flat 1, Octo, 1 Police Street, Manchester, M2 7LU
Third And Fourth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP
13 St Ann Street, Manchester, M2 7LG
WATT UTILITIES LIMITED, Fifth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP
Ground Floor Unit 1, St Anns House, St Ann's Place, Manchester, M2 7LP
Sub Basement, St Anns House, St Ann's Place, Manchester, M2 7LP
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
Old Bank Chambers, 25 St Ann Street, Manchester, M2 7LG
Ground Floor Unit 5, St Anns House, St Ann's Place, Manchester, M2 7LP
St Anns Church, St Ann Street, Manchester, M2 7LF
4 St Anns House, St Ann's Place, Manchester, M2 7LP
3 St Anns House, St Ann's Place, Manchester, M2 7LP
Unit 2, St Anns House, St Ann's Place, Manchester, M2 7LP
COS, 30 St Ann Street, Manchester, M2 7LF
DAVID M ROBINSON, 28 St Ann's Square, Manchester, M2 7JB

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 Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRAL