

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134411/FO/2022

Date registered valid: 22 August 2022

Proposal: External alterations, including the refurbishment of the existing main entrance to include new glazed doors and a new canopy and lighting

Address: Clarence House , 2 Clarence Street, Manchester, M2 4DW

Ward(s): Deansgate Ward

Applicant: Threadneedle Pensions Ltd C/o Agent

Agent (if any): Mr Daniel Harley 70 Chancery Lane, London, WC2A 1AF

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 2 September 2022

Expired: 23 September 2022

Neighbour notifications

Printed: 2 September 2022

Expired: 23 September 2022

Site notice

Posted: Expired:

Press advert

Published: 6 September 2022

Expired: 27 September 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Albert Square Conservation Area 1972

Tree Preservation Order:

Description of Site/Area

The application site relates to Clarence House which is an office building consisting of a basement car park, ground and five upper floors. The façade dates from the early 19th Century and in the 1980s it was redeveloped including the construction of two additional stories contained within a mansard roof. Refurbishment works were undertaken in circa 2012 including replacement of windows, installation of new canopy and entrance doors, replacement of hard landscaping and installation of air conditioning and associated plant equipment. The building is located within Albert Square Conservation Area.

Description of Development

External alterations, including the refurbishment of the existing main entrance to include new glazed doors and a new canopy and lighting.

Relevant Planning History

099738/FO/2012/C1 The installation of a new canopy and the replacement of a new entrance doors
APPROVED 16 August 2012

Consultations & Notification Responses

Local residents were notified, and a site notice was posted for 21 days. No responses were received as a result of this notification.

Highways – No objections, all external entrance doors (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity, in particular the impact on the character and appearance of the building and the availability of disabled access. The main policies that relate to this proposal are Section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, policies EN3 (Heritage), CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC14.2 (Shop Fronts and Related Signs) and DC18.1 (Conservation Areas) of the Unitary Development Plan for the City of Manchester.

Visual Amenity

Clarence House is not listed however it is considered to be a non-designated heritage asset and is located within Albert Square Conservation Area

There is an existing glazed canopy that was granted planning permission referenced 099738/FO/2012/C1. The proposal seeks to remove this canopy and install two canopies over each entrance door. The replacement canopies will be curved black with a bronze underside over the new metal door that will match the existing canopy projection. Overall the design of the new canopies is considered to be an improvement on the existing and would respect the character and appearance of the existing building as well as the conservation area.

The proposal also includes the replacement of the existing glazed door for new doors of a similar appearance and lighting with side of the entrance doors.



Existing Glazed Canopy

Disabled Access

The proposed entrance would be fully accessible.

Given the above, the works are considered to be in accordance with Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, policies EN3 (Heritage) and CC9 (Design and Heritage) of the Core Strategy for the City of Manchester and saved policy DC18.1 (Conservation Areas) of the Unitary Development Plan 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

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:

Received by the City Council as Local Planning Authority on 22 August 2022:

Site Location Plan (ref. M211671-D09-01)

Existing and Proposed Elevations (ref. CH-JS-XX-00-DR-I-2007 rev. P02)

Existing and Proposed Canopy Sections (ref. CH-JS-XX-00-DR-I-0801 rev. P01)

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) The proposed lighting hereby approved shall have a luminance limit of 500cd/m². All luminance shall be static only.

Reason - In the interests of pedestrian/highway safety and visual amenity, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

1) The proposed canopy will project over the adopted highway, as such, a projection over license will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense. The luminance of the canopy should be confirmed, this will be acceptable if it is within the MCC guidelines of 600cd/m². A sufficient headroom clearance is provided.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Fourth Floor, 82 King Street, Manchester, M2 4WQ
Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
First Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Fourth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
29 Bow Lane, Manchester, M2 4FW
50 Pall Mall, Manchester, M2 1AQ
Third Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
First Floor, 82 King Street, Manchester, M2 4WQ
The Mall Advanced Dental Care, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Top Flat, The Town Hall Tavern, Tib Lane, Manchester, M2 4JA
The Town Hall Tavern, Tib Lane, Manchester, M2 4JA
Second Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Flat 11, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Second Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Fifth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Ground Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Sixth Floor, 82 King Street, Manchester, M2 4WQ
First Floor, 10 Kennedy Street, Manchester, M2 4BY
Second Floor, 10 Kennedy Street, Manchester, M2 4BY
Third Floor, 10 Kennedy Street, Manchester, M2 4BY
Ground Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
1 - 3 Clarence Street, Manchester, M2 4DE
Basement And Ground Floor, 76 King Street, Manchester, M2 4NH
Third Floor, 82 King Street, Manchester, M2 4WQ
AXA INSURANCE UK PLC, Fifth Floor, 82 King Street, Manchester, M2 4WQ
Fourth Floor, 76 King Street, Manchester, M2 4NH
Third Floor, 76 King Street, Manchester, M2 4NH
BERWIN LEIGHTON PAISNER LLP, First Floor, 76 King Street, Manchester, M2 4NH
Second Floor, 76 King Street, Manchester, M2 4NH
12 Tib Lane, Manchester, M2 4JB
Flat 25, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
10 Tib Lane, Manchester, M2 4JB
Eleventh Floor, 82 King Street, Manchester, M2 4WQ
Ground Floor, 82 King Street, Manchester, M2 4PJ
Seventh Floor, 82 King Street, Manchester, M2 4WQ
Ninth Floor, 82 King Street, Manchester, M2 4WQ
Fourth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Flat 23, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
First Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Flat 14, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Eighth Floor, 82 King Street, Manchester, M2 4WQ
Third Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Flat 12, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 31, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 32, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 33, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 41, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Ground Floor And First Floor, 82 King Street, Manchester, M2 4WQ
Basement, 82 King Street, Manchester, M2 4WQ

Flat 15, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 22, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 43, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Second Floor, 82 King Street, Manchester, M2 4WQ
CHANNEL 4 TELEVISION CORPORATION, Twelfth Floor, 82 King Street, Manchester, M2 4WQ
ZEUS CAPITAL LIMITED, Thirteenth Floor, 82 King Street, Manchester, M2 4WQ
Tenth Floor, 82 King Street, Manchester, M2 4WQ
Fifth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
10 Kennedy Street, Manchester, M2 4BY
Flat 42, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 21, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 24, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 16, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT

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 - Albert Square Conservation Area 1972
Area Team Boundary - Name: CENTRAL