

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134658/FO/2022

Date registered valid: 25 August 2022

Proposal: Removal of the west elevation M&E plant flue pipe and ventilation ductwork and installation of a new powder coated flue pipe to the south elevation, as well as the installation of two ventilation grilles also to the south elevation

Address: Righton Building , Cavendish Street, Manchester, M15 6BG

Ward(s): Hulme Ward

Applicant: Mr Colin Starkie Manchester Metropolitan University All Saints Building, All Saints, Manchester, M15 6BX

Agent (if any): Mr Stephen Levrant Heritage Architecture Ltd 62 British Grove, Chiswick, W4 2NL

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation:

Date of recommendation: 20 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 15 September 2022 Expired: 6 October 2022

Neighbour notifications

Printed: 15 September 2022 Expired: 6 October 2022

Site notice

Posted: 15 September 2022 Expired: 6 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: Grade II

Conservation area: N/A

Tree Preservation Order: N/A

Description of area

The Righton Building is located south of Manchester City Centre within the cities university corridor. The Site is bound by Cavendish Street to the north, Upper Ormond Street to the east, Boundary Street West to the south and largely abutted to the neighbouring building with courtyard to the west.

The building is formed of a single building known as the Righton Building, which was originally built as a drapers shop and showroom with storage at basement floor level, the building was subsequently converted when taken on by MMU in 20th century as the students union and subsequently and currently for the school of art and Manchester fashion institute. The Righton Building consists of basement ground and first floor levels, with the building largely surviving in tact both externally and internally with a large proportion of its original fabric and features. In terms of designated heritage assets, the Site consists of the Grade II listed Righton Building (list entry no. 1197781) and sits adjacent to other Grade II listed buildings in the Ormond Building to the north and Grosvenor Building to the east. The building is not located within, or close to a conservation area.

This application has been prepared for Manchester Metropolitan University (MMU), who are the predominant landowners in the university corridor, along with the University of Manchester. The university is going through a period of major capital refurbishment projects in the area, with the Grosvenor East Building having recently undergone a major redevelopment.

Description of development

The Proposed Development seeks to replace and relocate the buildings mechanical & electrical plant (M&E) within the basement, that will require the replacement and relocation of the external flue pipe and introduction of two new external ventilation grilles to the south elevation. The proposals also include refurbishment of internal areas to the ground floor.

The descriptions of development are as follows:

Planning Permission for:

“Planning Permission for the removal of the west elevation M&E plant flue pipe and ventilation ductwork and installation of a new powder coated flue pipe to the south elevation, as well as the installation of two ventilation grilles also to the south elevation.”

The works included within the application for Full Planning Permission would include:

- Removal of the M&E flue pipe and ventilation ductwork to the west elevation.
- Making good brickwork to the west elevation with brick and mortar to match the existing.
- Introduction of a new powder coated flue pipe to the south elevation.
- Installation of two powder coated ventilation grilles to the south elevation at ground floor level.

There is an associated application for Listed Building Consent (134654) which seeks consent for:

“Listed Building Consent for for the removal of the west elevation M&E plant flue pipe and ventilation ductwork and installation of a new powder coated flue pipe to the south elevation, as well as the installation of two ventilation grilles also to the south elevation. Internal minor refurbishment works to the ground floor space to remove and replace modern partitioning, install new services to the café and renew floor, wall and ceiling finishes.”

The works included within the application for Listed Building Consent will include:

- Removal of the M&E flue pipe and ventilation ductwork to the west elevation.
- Making good brickwork to the west elevation with brick and mortar to match the existing.
- Introduction of a new powder coated flue pipe to the south elevation.
- Installation of two powder coated ventilation grilles to the south elevation.
- Installation of two powder coated ventilation grilles to the south elevation at ground floor level.
- Removal of existing M&E from the open floor plan of the basement and installation of new M&E plant within the original boiler room at basement level.
- Removal and replacement of internal partitions at ground floor level.
- Removal and replacement of fixed furniture.
- Installation of new services to the ground floor to suite the alterations.
- Renewal of modern floor, wall and ceiling finishes.

Consultations & Notification Responses

Environmental Health

Recommended conditions controlling: fumes, noise and hours of construction.

Neighbour Comments.

None received.

Issues

Amenity

It is considered that subject to the imposition and compliance with conditions as recommended by environmental Health there would be no detrimental impact upon amenity.

Impact upon the appearance of the building.

The works are limited in scope and would not materially alter the main facades of the building. The primary elevations of the building (north and east), as well as elements of high significance will not be impacted by the proposals.

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:

Article 35 Declaration

In assessing the merits of an application for listed building consent officers will seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. Planning officers have worked with the applicant to overcome problems relating to amenity and heritage.

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:

300_01_Location Site Plan
300_02_Existing Plans
300_03_Existing Elevations
300_04_Proposed Plans
300_05_Proposed Elevations

Documents:

Planning Statement by Heritage Architecture 4 August 2022.
Boiler and Flue Technical details 22 August 2022.
Heritage Statement by Heritage Architecture 11 August 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.

3) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

The applicant must submit a kitchen fume extract strategy report to the City Council as Local Planning Authority for approval. The strategy must include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. The Strategy must also include details in relation to replacement air. For further details refer to MCC's Environmental protection information for developers (GD 03) document.

Reason - In the interests of the amenities of the occupiers nearby properties and in order to comply with policies SP1 and DM1 of the Core Strategy.

4) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

5) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Ormond Building, Lower Ormond Street, Manchester, M15 6HX

Room 8 Flat 11, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 5 Flat 11, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 7 Flat 10, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 5 Flat 10, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 5 Flat 8, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 4 Flat 8, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 3 Flat 8, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 2 Flat 8, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 3 Flat 7, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 2 Flat 7, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 3 Flat 12, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 1 Flat 7, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 6 Flat 2, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 8 Flat 12, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 10 Flat 11, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 9 Flat 11, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 1 Flat 11, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 5 Flat 9, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 3 Flat 9, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 1 Flat 9, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 9 Flat 8, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 9 Flat 6, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 7 Flat 5, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 10 Flat 3, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 2 Flat 5, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 6 Flat 4, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 2 Flat 4, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 1 Flat 3, Block E Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 12 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 4 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room A Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room 5 Flat 1, Block G Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 7 Flat 3, Block G Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 4 Flat 3, Block G Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 2 Flat 2, Block G Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 3 Flat 1, Block G Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room 10 Flat 11, Block F Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Room F Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

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Appendix 2 – Planning constraints

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