

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133086/LO/2022

Date registered valid: 14 March 2022

Proposal: Listed Building Consent for works to the entrance including upgrading of steps together with the retention of signage

Address: Ground Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ

Ward(s): Deansgate Ward

Applicant: Mr Will 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: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 21 September 2022 Expired: 12 October 2022

Neighbour notifications

Printed: 29 March 2022 Expired: 19 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: Not applicable

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 LISTED BUILDING CONSENT for the installation of two replacement illuminated signs and 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. Much of the work described below has already been carried out.

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.

Finally, it is proposed to paint external aspects of the new restaurant black to match the cafe bar next door.

Description of area

Description of development

Consultations & Notification Responses

Publicity - 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.

Urban Design & Conservation

Cityco - no response to the consultation

Issues

The main issues to consider with regards the proposals is the impact on the character of the Listed Building:

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character;

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 7). In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 190 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 advises that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 202 states that where a development proposal will lead to harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving well-designed places) advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Visual Amenity

Urban Design & Conservation - the points made by UDC have been reported in the previous section and the following responses are in relation to their comments

- 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.

With regard to the porcelain floor tiles: This work has already taken place and, therefore, it is not feasible to find out if there is original stonework underneath

With regard to the comments about the roller shutter, this has been in place for over 10 years and is immune from enforcement action

With regard to the comments to painting the external aspects. This part of the scheme has already been carried out.

With regard to the comments about signage.

The applicant is proposing to apply logos to the existing signs which have dimensions of 700x700x30. In addition a 220mm high by 3180 individual letter sign logo will be applied to a new ventilation cover grill facing Museum Street.

As the projecting signs are existing no new fixtures into the listed building will be necessary. The individual letter sign on the vent facing Museum Street is considered 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

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 0001 - Exhibition Existing Site/Block Plan
401 PD 0002 - Exhibition Existing Elevation - External
401 PD 0003 - Exhibition Existing Elevations - Signage and Frontages
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
Cityco
Urban Design & Conservation

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
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
PIZZAEXPRESS, Ground 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