

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133807/FO/2022

Date registered valid: 18 May 2022

Proposal: Re-cladding and replacement windows and doors to Jutland House & Whittles Croft apartment buildings

Address: Jutland House & Whittles Croft , Paradise Wharf, Manchester, M1 2BE

Ward(s): Piccadilly Ward

Applicant: Ian Chatburn Paradise Wharf Management Company LTD c/o Zenith Management Ltd, 47 Bengal Street, Manchester, M4 6BB

Agent (if any): Jenny Hayes Lechler Hayes Architects The Coach House, 4A Grange Park Road, Cheadle, SK8 1HQ

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

Recommendation: Approve

Date of recommendation: 18 August 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 27 May 2022 Expired: 17 June 2022

Neighbour notifications

Printed: 27 May 2022 Expired: 17 June 2022

Site notice

Posted: Expired:

Press advert

Published: 31 May 2022 Expired: 21 June 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site and Area

The application site relates to Jutland House, a 9 storey residential building and Whittles croft 7 storey residential building. Both buildings are located within the paradise wharf complex which occupies an area south of Piccadilly basin bounded by Ducie Street to the north, Jutland Street to the west, Ashton Canal to the south and Grade II listed Stables office Block to the east and Grade II listed former Junction Works. The development provides waterside living in a quiet and predominantly residential area and incorporates the Grade II listed former Junction Works which has been converted into apartments.

Description of Development

The submitted applications seeks planning permission for the re-cladding and replacement windows and doors to Jutland House & Whittles Croft apartment buildings

Consultations & Notification Responses

Local residents were notified and a site notice was displayed for 21 days.

Highways – no objections.

Design for Security at Greater Manchester Police – recommendation of physical security measures. To be added as an informative.

Environmental Health – no objections, satisfied that the proposals would result in a better acoustic performance than the existing.

Health & Safety Executive (Fire Safety) – no comment.

Issues

The main issues to consider are the impact on the visual amenity of the building and the street scene, whether the proposal would enhance or maintain the character and appearance of the conservation area, whether the proposal would have a detrimental impact on the settings of the nearby listed buildings, whether the proposal would maintain the existing noise insulation properties of the building and fire safety. The proposal should be assessed against the following policies: Core Strategy policies SP1 Spatial Principles, CC9 Design and Heritage, EN1 Design Principles and Strategic Character Areas, EN3 Heritage and DM1 Development Management; saved Unitary Development Plan (UDP) policies DC 18.1 Conservation Areas, DC19.1 Listed Buildings and DC26 Development and Noise; and the NPPF sections 8 Promoting Healthy and Safe Communities, 12 Achieving Well-Designed Places and 16 Conserving and Enhancing the Historic Environment.

Fire Safety

The works are necessary to ensure the building is remediated and is safe for people to live in. The Health and Safety Executive have been consulted and have raised no objections.

Visual Amenity and Impact on nearby Heritage Assets

Jutland House

The existing building stands at 9 storeys, access to the residential apartments is from Jutland Street, with supporting commercial uses facing onto the canal side.

The existing facades are predominantly finished with red facing brick, with a feature artstone corner treatment at the junction of Ducie Street and Jutland Street. The north and southern gables are clad in a mix of matt grey HPL cladding with back painted glass, and penthouse floors are clad in mirrored stainless steel.

Brown-stained timber windows have been installed throughout residential areas with PPC Aluminium curtain walling to commercial spaces.

The existing balconies are constructed from galvanised steel with infill galvanised mesh guarding, and timber decking. The steel balcony PFCs wrap around the gable ends to create relief between cladding panels.

The proposals seeks to replace the existing matt grey HPL cladding with Metallic grey cladding as well as soffits, and back-painted glass together with new PPC aluminium windows in RAL 7022 which is a warm brown grey.

The mirrored stainless-steel cladding to penthouse levels will be removed, reserved, and reinstated but with mineral wool insulation within the cavity.

Whittles Croft

The existing building stands at 7 storeys with undercroft parking to the rear. Access to the residential apartments is from canal side facing Jutland House.

The architectural expression is simpler in form and detail with the facades predominantly finished with red facing brick, with a feature artstone corner treatment facing the canal. The uppermost floors are clad in light grey HPL which extends to Level 1 adjacent to the artstone corner.

Brown-stained timber windows have been installed throughout residential parts of the building. Balconies facing towards Jutland House are constructed from galvanised steel with infill galvanised mesh guarding, and timber decking.

The proposals seeks to replace the existing matt light coloured HPL cladding with Metallic grey cladding as well as soffits, and back-painted glass together with new PPC aluminium windows in RAL 7022 which is a warm brown grey.

The proposed colour scheme would be in keeping with adjacent buildings, and the quality of the materials is an improvement on the existing. The metallic finish of the cladding in place of the existing matt finishes will provide visual interest under different light. The proposals would therefore maintain the character and appearance of the area and would not have a detrimental impact on the settings of the nearby listed buildings Junction Works and the stables.

Noise

As the proposal involves re-cladding the walls, as well as new doors and windows, the applicant has provided acoustic information that demonstrates that the proposed materials including the glazing will result in a better acoustic performance than the existing which is acceptable and in accordance with Saved UDP policy DC26.

Climate change

The proposed windows would provide a greater thermal performance and greater lifespan than the existing windows which will help to reduce energy consumption and therefore carbon emissions from the use of the building.

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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included discussions about the visual appearance of the cladding.

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 18 May 2022:

- 2202-LHA-RP-001_A Design and Access Statement
- 2202-LHA-PL-10-001_- Location Plan
- 2202-LHA-PL-10-002_- Site Plan
- 2202-LHA-PL-20-001_- Proposed Cladding Materials & Window Frames
- 2202-LHA-PL-20-200_A Jutland House-Existing Elevations
- 2202-LHA-PL-20-201_- Jutland House-Proposed Elevations
- 2202-LHA-PL-20-202_A Whittles Croft-Existing Elevations
- 2202-LHA-PL-20-203_A Whittles Croft-Proposed Elevations
- MAF Associates - Fire Statement

Received by the City Council as Local Planning Authority on 05 August 2022:

Facade Acoustic Review ref. R2114-REP01A-SJW dated 04 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) The development shall be carried out in accordance with the materials as set out in approved documents in condition 2 of this approval. For the avoidance of doubt these are:

- PPC Aluminium RAL 7022
- ALBOND 9000 A2 'Metallic Grey' Colour Code: 0950-0912
- ALBOND 9000 A2 'Aluminium Grey' Colour Code: 0907-0912

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used for the development, pursuant to Policies EN3, EN1, DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Informatives

1) The following security measures are recommended:

Doors:

-All external doors must be compliant with and certified to BS PAS 24, STS 202 or LPS 1175 SR2. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product. Escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.

Windows:

-Windows must be compliant with and certified to BS PAS 24 or BS 7950.

-Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

Glazing

-Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Health & Safety Executive (Fire Safety)

Flat 47, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 26, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 24, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 21, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 19, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 12, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 11, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 7, 1 Wharf Close, Manchester, M1 2WE
Flat 4, 1 Wharf Close, Manchester, M1 2WE
Flat 1, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 5, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 17, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 17, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 6, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 35, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 18, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 2, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 19, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 14, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 56, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 51, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 31, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 27, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 1, 1 Wharf Close, Manchester, M1 2WE
Flat 22, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 1, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 18, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 23, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 5, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 4, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 57, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 42, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 17, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 2, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 5, 1 Wharf Close, Manchester, M1 2WE
Flat 25, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 21, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 29, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 48, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 26, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 14, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 7, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 6, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 1, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 44, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 29, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 22, Jutland House, Jutland Street, Manchester, M1 2BE

Flat 27, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 28, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 22, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 28, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 5, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 8, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 53, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 25, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 15, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 13, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 38, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 4, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 15, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 10, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 52, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 37, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 14, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 4, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 6, 1 Wharf Close, Manchester, M1 2WE
Flat 5, 3 Wharf Close, Manchester, M1 2WE
Flat 2, 3 Wharf Close, Manchester, M1 2WE
Flat 1, 3 Wharf Close, Manchester, M1 2WE
Flat 6, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 3, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 23, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 14, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 19, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 24, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 26, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Junction House, 16 Jutland Street, Manchester, M1 2DS
23 Ducie Street, Manchester, M1 2JL
Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 16, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Lower Ground Floor, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 10, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Jutland House, Jutland Street, Manchester, M1 2BE
5 Wharf Close, Manchester, M1 2WE
Creation ADM, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Gap PR, Paradise Wharf, Ducie Street, Manchester, M1 2JN
M Five, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Imagine CGA Ltd, Paradise Wharf, Ducie Street, Manchester, M1 2JN
The Stables Suite D, Paradise Wharf, Ducie Street, Manchester, M1 2JN
The Stables Suite C, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Paradise Wharf Partnership, The Stables Suite A, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 9, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 6, 5 Wharf Close, Manchester, M1 2WE
Flat 4, 5 Wharf Close, Manchester, M1 2WE
Flat 1, 5 Wharf Close, Manchester, M1 2WE
Flat 3, 5 Wharf Close, Manchester, M1 2WE
Flat 8, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 12, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 11, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 12, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 13, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 15, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 9, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
The Stables Suite B, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 16, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 55, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 50, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 43, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 28, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 20, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 18, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 10, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 8, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 3, 3 Wharf Close, Manchester, M1 2WE
Flat 2, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 20, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 9, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 25, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 7, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 7, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 41, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 34, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 9, 1 Wharf Close, Manchester, M1 2WE
Flat 13, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 33, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 23, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 5, 5 Wharf Close, Manchester, M1 2WE
Flat 8, 1 Wharf Close, Manchester, M1 2WE
Flat 24, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 20, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 4, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 10, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 17, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 15, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 12, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 3, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 46, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 36, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 7, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 6, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 5, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 4, 3 Wharf Close, Manchester, M1 2WE
Flat 3, 1 Wharf Close, Manchester, M1 2WE
Flat 2, 1 Wharf Close, Manchester, M1 2WE
Flat 16, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 21, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 18, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 40, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 30, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 2, 5 Wharf Close, Manchester, M1 2WE
Flat 6, 3 Wharf Close, Manchester, M1 2WE
Flat 13, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 27, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 20, Junction House, 16 Jutland Street, Manchester, M1 2DS

Flat 8, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 49, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 39, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 32, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 16, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 9, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 3, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 19, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 3, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 45, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 11, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 11, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 2, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 54, Jutland House, Jutland Street, Manchester, M1 2BE

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Site of Biological Interest - Name: Ashton Canal (West)
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRL