

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134122/LO/2022

Date registered valid: 21 June 2022

Proposal: Listed Building Consent for the retention and installation of electrical services at ground to fourth floor, including light fittings, fire escape lighting, electrical sockets and associated cabling together with new electrical supply and cabling at basement level.

Address: 142 Dantzic Street, Manchester, M4 4DN

Ward(s): Piccadilly Ward

Applicant: Mrs Mary Whitby Charter Street Mission 142 Dantzic Street, Manchester, M4 4DN

Agent (if any): Miss Victoria Webster Donald Insall Associates Ducie House, 221 Ducie Street, Manchester, M1 2JW,

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

Recommendation: Approve

Date of recommendation: 10 August 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 12 July 2022 Expired: 2 August 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: Expired:

Press advert

Published: 5 June 2022 Expired: 26 June 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of Site and Area

The application site relates to the Charter Street Mission, a Grade II listed building located within an area known as Angel Meadow in Manchester City Centre.

The building was erected as a working girls' home, ragged school and mission hall in 1892 with considerable extensions of 1900 by Maxwell and Tuke, overall comprising a three-and-four-storey trapezoidal courtyard-plan building of red brick with slate roofs. The building was listed by Historic England in 2019 list entry number: 1461979.

Description of Development

The submitted application seeks Listed Building Consent for the retention and installation of electrical services at ground to fourth floor, including light fittings, fire escape lighting, electrical sockets and associated cabling together with new electrical supply and cabling at basement level.

Consultations & Notification Responses

Local residents were consulted as well as a press advert published and site notice posted for 21 days. No responses were received.

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main policies considered relevant in this instance are:

The NPPF (2021) Section 16 (Conserving and enhancing the historic environment) in particular paragraph numbers 189, 199 and 202, Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

Legislation

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Assessment of Significance

This special interest of the building manifest in the fabric and plan form of the building.

The Historic England listing description summarises the reasons for designation as follows:

The Charter Street Mission, a working girls' home, ragged school and mission hall of 1892 and 1900, is listed at Grade II for the following principal reasons:

Architectural interest:

** as a rare and relatively early example of social welfare provision of girls' accommodation, unusually combined with a ragged school; * for its good design quality as a charitable institution in a deprived area of international notoriety, with varied massing and decorative detailing; * for the good survival of planform and features of note relating to the welfare use including timber cubicles, kitchen range, fireplaces, floor and wall finishes.*

Historic interest:

** as a physical reminder of the very real need to safely accommodate working girls and young women in industrial cities during the late-C19 and early-C20, and the extensive efforts made to meet this need; * associated with Sir William John Crossley (Bart), a notable industrialist and philanthropist, who paid for the site of the 1892 phase and chaired the building committee; * designed by notable architects Maxwell and Tuke, authors of several listed buildings including Blackpool Tower, Lancashire (Grade I) and four girls' hostels at Port Sunlight, Wirral (Grade II); * in illustrating the continuity of welfare use and charitable ownership since the 1860s.*

Group value:

** with the nearby Ashton House (Grade II), Sharp Street Ragged School (Grade II), and the former Methodist female mission at 29 Great Ancoats Street (Grade II).*

Impact of works

The proposals are minor in nature and relate to the installation of new lighting, electrical power and fire escape fittings and associated cabling to provide adequate and safe services to the parts of the building occupied by the King of Kings School.

The proposal seeks retrospective Listed Building Consent for a series of part-completed electrical works at ground floor, within the former working girl's entrance and matron's staircase, the northern staircase, third and fourth floors, which were carried out in 2021.

Listed Building consent is also sought for proposed works which comprise of the following:

- The completion of the electrical works, including the installation of a distribution board, tidying of cabling and the installation of light fittings.
- The removal of the majority of the pre-existing electrical services - cabling and fittings will be decommissioned and removed.
- Connection to a new electrical supply which will future-proof the building, enabling it to be powered more sustainably in the future.

Overall, the building would be conserved in a manner that is appropriate to its significance, by ensuring this Grade II-listed building can continue safely in its original educational use. Whilst the proposals would involve elements of low-level less than substantial harm, brought about by the insertion of new trunking and sockets bulkhead lights, and conduit casings as well as openings in original fabric to form service routes, they have been positioned to avoid significant historic and decorative features.

The proposals are a retrofit project seeking to futureproof the listed building by taking opportunities to introduce low and zero carbon energy supplies which would be in accordance with core strategy policy EN4.

Some further detailed is required including the specification of any proposed containment as well as location and specifications of distributions boards at third floor. This information was not available at the time of the application and therefore the applicant has agreed for this information to be conditioned to be submitted once this becomes available and prior to any works for these elements commencing.

The public benefits of the proposal as outlined in the submission are as follows:

- The works would ensure the listed building can continue in its optimum and original use
- The installation of a series of electrical services and fire escape signage would ensure the safety of those using these areas of the building
- The works will futureproof the listed building by introducing a new electrical supply enabling the building to be more sustainable by switching to renewable forms of energy.
- The removal of a series of ad hoc electrical fittings and cabling which would improve the character of the listed building.

Any instances of less than substantial harm to the listed building would be outweighed by the public benefits which are outlined above, in accordance with paragraph 202 of the NPPF.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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 18 of the Planning (Listed Buildings and Conservation Areas) 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 21 June 2022:

- Location Plan
- Existing & Proposed 1st Floor Plan
- Existing & Proposed 1st Floor Plan
- Existing & Proposed 2nd Floor Plan
- Existing & Proposed 2nd Floor Plan
- Existing & Proposed 2nd Floor Plan
- Existing & Proposed 3rd Floor Plan
- Existing & Proposed 3rd Floor Plan
- Existing & Proposed 3rd Floor Plan
- Existing & Proposed 4th Floor Plan
- Existing & Proposed 4th Floor Plan
- Existing & Proposed Basement Floor Plan
- Existing & Proposed First Floor Plan
- Existing & Proposed Floor Plan
- Existing & Proposed Ground Floor Plan
- Existing & Proposed Ground Floor Plan
- Existing & Proposed Ground Floor Plan
- Existing & Proposed Third Floor Plan

-Design And Access Statement

Agent email and Ground to Second Floor Photographs dated July 2022 received by the City Council as Local Planning Authority on 27 July 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) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

a) Details including specification of any proposed containment

b) Details including location and specifications of distributions boards at third floor

The works shall then be carried out fully and only in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

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

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL