

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131470/LO/2021

Date registered valid: 23 August 2021

Proposal: Elevational alterations including conservation and repair of external masonry; overhaul of the fire escape staircase, loading bay doors and other metal features on external elevations; renewal of rainwater goods; removal of spray graffiti and overhaul of the Reyner Street loading bay door; rationalisation of external electrical wiring and stripping out of all redundant fittings and cabling and removal of the existing galvanised steel ventilation ducting

Address: Basement And Ground Floor Restaurant , 36 Charlotte Street, Manchester, M1 4FD

Ward(s): Deansgate Ward

Applicant: Mr Jimmy Low Chan Hong Property Management C/o Agent

Agent (if any): Mr Andrew Kepczyk Kepczyk Pearce Sanderson 75 Wilmslow Road, Wilmslow, SK9 3EN

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 October 2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 6 September 2021

Expired: 27 September 2021

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 13 September 2021

Expired: 4 October 2021

Press advert

Published: 14 September 2021

Expired: 5 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order:

The proposal relates to a property at 36 Charlotte Street, (Fraser House), which is a Grade II Listed Building, located within the George Street Conservation Area. It is adjacent to the Grade II listed building at 44 - 50 Portland Street, to the south-west and 49 Faulkner Street, 45 - 47 Faulkner Street, Lindencourt House, 34 Charlotte Street (including 39 Faulkner Street) and 41 - 43 Faulkner Street to the other side of Reyner Street to the rear of the application property.

The building is a former textile manufacturer's warehouse, now restaurant, gallery, etc. c.1855-60, by Edward Walters; altered. Red brick in Flemish bond with sandstone dressings (roof not visible). Rectangular plan at right-angles to Charlotte Street, with loading at right-hand side (Reyner Street). Italianate style. Basement and 4 storeys, 3 bays, with rusticated stone plinth, frieze and cornice to ground floor, dentilled sill-bands to the 2nd and 3rd floors, a massive bracketed cornice and a brick parapet with corniced upstands at the corners (probably chimneys). The ground floor has a large round-headed doorway to the right with moulded surround and enriched architrave with prominent modillioned cornice, 3 square headed windows in the centre and coupled stilted windows to the left; the upper floors have arched windows, those at 1st and 2nd floors grouped 2:3:2 and those at top floor (which are much smaller) grouped 3:5:2, all with moulded stone heads linked by impost bands, and those of the outer bays matching the fenestration of the 5-bay left side to Portland Street. These windows are coupled and linked by impost bands on all main floors, those at ground floor stilted, those at 1st floor round-headed under semi-circular moulded arches with keystones, those at 2nd floor round-headed with coupled heads in matching style; and the 3rd floor has small round-headed triple windows. Right-hand (functional rear) has, inter alia, a full height loading slot surmounted

by a turret, and a loading bay beyond this. INTERIOR: closely spaced rows of iron columns and wooden beams, those the in the former ground-floor showroom decorated as fluted columns with foliated caps and the beams with dentilled cornices; front stairs to 1st floor only, back stairs (of stone) to full height.

Fraser House is currently unoccupied, Surrounding uses include restaurants, shops and drinking establishments

Listed building consent is sought to carry out Maintenance of external brickwork and stonework. The work will include:

The conservation and repair of the external masonry,

- o Overhaul of the fire escape staircase, loading bay doors and other metal features attached to the external elevations of the building,

- o Renewal of the rainwater goods,

- o Removal of spray graffiti on the Reyner street elevation

- o Overhaul of the Reyner Street loading bay door

- o Renationalisation of external electrical wiring and stripping out of all redundant fitting's and cabling

- o Removal of the existing galvanised steel ventilation ducting on Reyner Street which served a former basement restaurant

- o Redecoration of timber entrance doors off charlotte street

- o The temporary access/ support scaffolding required for the proper execution of the works which has been designed so that the masonry is supported from within the building to avoid blocking the pavement in the city centre.

- o The original timber sash windows will be protected during the works and retained in the finished work.

- o The scope of works is limited strictly to these elements only although it should be recognised that certain works to the fabric have already been undertaken by third parties and these were discussed with Paul Mason of the City Council on site in September 2019.

Description of area

Description of development

Consultations & Notification Responses

Environmental Health - have considered the application and recommend that the following conditions are attached to any approval.

CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- o Measures to control noise and vibration;
- o Dust suppression measures;
- o Compound locations where relevant;

- o Details of an emergency contact telephone number;
- o A community consultation plan and;
- o Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

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

*The applicant should refer to

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9 and IAQM/EPUK Construction Guidance at: <http://iaqm.co.uk/guidance/>.

DEMOLITION/CONSTRUCTION HOURS

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

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Urban Design & Conservation - have taken a look at this application and would like to comment as follows.

The repair of the building is welcomed and the specification produced is a well considered conservation approach.

We will need to agree the final extent of all repairs once scaffold access is available and see and agree samples of the proposed repair and reinstatement works including the following:

- 1.Replacement brick and brick repairs
- 2.Brick pointing
- 3.Replacement stone and stone repairs.
- 4.Stone pointing
- 5.Glass samples
- 6.Lead work
- 7.New cast iron
- 8.Proposed decoration colours for all elements

There are a number of elements that will require further investigation when the scaffold is erected and further details such as

- 1.The need for and details of the lead weathering for the stone cornice
- 2.Structural investigations and any proposed works.
- 3.Any additional repairs or remedial works

We will need to see details of the following which can be conditioned if necessary:

- 1.Scaffolding design
- 2.Replacement light fittings to Reyner Street - I would also question why these are necessary
- 3.Details of the reconfigured electrics

Further comments:

The proposal in the specification is to strip all metal back to bare metal and repaint. If this is the case then we will need to see paint sampling to establish and record the original colour scheme.

The proposed redecoration of the roller shutter to Reyner Street is not ideal. I doubt if this has consent and it should be reinstated as per the original window design and if necessary replicate the railing detail on the left hand window if additional security is needed. Details should be provided.

The proposal to replace the boxed out door is equally not suitable and this should revert to the original door design. Details should be provided.

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on the character and appearance of the listed building. The main policies that relate to the assessment of the proposals are Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, policies EN1 (EN3 (Heritage) and CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Impact on the Character and Appearance of the Listed Building -

The proposals to repair the building is welcomed and the specification produced is a well considered conservation approach.

Agreement will have to be reached regarding the final extent of all repairs once scaffold access is available and see and agree samples of the proposed repair and reinstatement works of the items in the list in the previous section.

Further investigation when the scaffold is erected and further details will be required of the items in the list in the previous section. This will be sought through a condition

Further details of the items in the list from the previous section which will be conditioned

Paint sampling to establish and record the original colour scheme will be conditioned to establish and record the original colour scheme.

Details of the reinstatement of the original window design in place of the roller shutter and if necessary, the replication of the railing detail on the left hand window if additional security is needed. A condition requiring details will be attached to this permission.

Details of the reinstatement of the revert to the original door design instead of the boxed out door design will be sought through condition

In relation to the 2 paragraphs immediately above, the applicant has now provided an amended drawing. With regard to the roller shutter they have stated

Replace existing roller shutter with window to match the original design and incorporating security railings to match the original arrangement..Final details to be agreed with MCC before any works are undertaken.

With regard to the boxed out door they have stated

Replace "boxed out door with new to match original door design. Final details to be agreed with MCC before works are undertaken.

The above mentioned drawing will be included in the specified plans condition.

Given the above, the proposals are considered to be acceptable and would be in accordance with Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, policies EN3 (Heritage) and CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) 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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. This has included correspondence regarding the conditions to be attached to any permission

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:

Drawings

Portland St Elevation drawing number P01
Charlotte St Elevation drawing P02
Location Plan all received 23 Aug 2021.

Reyner St Elevation drawing number P09 A received via the email from Andrew Kepczyk dated Wed 04/05/2022

Documents

PRELIMINARIES, SPECIFICATION, HERITAGE, DESIGN AND ACCESS STATEMENTS AND SCHEDULE OF WORKS stamped as received 23 August 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development in relation to the listed building shall commence unless and until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- o Dust suppression measures;
- o Compound locations where relevant;
- o Details of an emergency contact telephone number;
- o A community consultation plan and;
- o Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

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

6) Notwithstanding the details as set out in condition 2 above, no development shall commence unless and until final details (including specification and method statements) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Structural investigations and any proposed works to facilitate these.
- (b) Any additional repairs or remedial works that are required following those investigations.
- (c) the removal of the roller shutter facing Portland Street and the window reinstated as per the original window design;
- (d) replace the boxed out door and it's reinstatement as per the original door design

All of the above shall be implemented in accordance with the approved details

Reason - In the interests of visual amenity and heritage pursuant to policy EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the drawings approved in condition 2, prior to the commencement of any of the following works, method statements and materials specifications for the following works shall be submitted to and agreed in writing by the City Council as local planning authority:

- (a) Replacement brick and brick repairs;
- (b) Brick pointing;
- (c) Replacement stone and stone repairs;
- (d) Stone pointing;
- (e) Glass samples;
- (f) Lead work;
- (g) New cast iron;
- (h) Proposed decoration colours for all elements (samples of the original metalwork paint shall be submitted to the City Council as local planning authority to establish and record the original colour scheme;
- (i) Details of any lead weathering for the stone cornice;
- (j) Replacement light fittings to Reyner Street; and
- (k) Details of the reconfigured electrics

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

8) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details as well as methodology where applicable of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- Proposed removal of the existing roller shutter to ground floor level to Reyner Street Elevation.
- Proposed details of the reinstatement to the location of the removed roller shutter with matching brickwork and grille
- Proposed removal of the boxed out door to Reyner Street Elevation
- Proposed details of the reinstatement to the location of the removed boxed out door reverting to original door design.

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.

Informatives

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

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- o Saturday: 8.30am - 2pm
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Appendix 1 – List of consultees & neighbours notified

Environmental Health
Urban Design & Conservation

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
Conservation Area - George Street Conservation Area 1985
Area Team Boundary - Name: CITY2