

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134115/LO/2022 and 134138/NMC/2022

Date registered valid: 21 June 2022

Proposal: Listed Building Consent for internal and external alterations as part of conversion of building to a residential dwellinghouse

Non Material Change to planning permission 131787/FO/2021 to allow minor internal and external alterations

Address: 17 St John Street, Manchester, M3 4DR

Ward(s): Deansgate Ward

Applicant: Zerum Construction Management Ltd C/o Agent

Agent (if any): Mr Danny Cremen Zerum 4 Jordan Street, Manchester, M15 4PY

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

Recommendation: Approve

Date of recommendation: 01.08.2022

Application details

Type of application: Listed Building Consent and Non-Material Amendment

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 June 2022 Expired: 15 July 2022

Site notice

Posted: 01 July 2022 Expired: 22 July 2022

Press advert

Published: 5 July 2022 Expired: 26 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II

Conservation area: St John Street Conservation Area 1970

Tree Preservation Order:

Description of Site and Area

The application relates to 17 St. John Street, one of seven matching townhouses which were constructed in 1820 as elegant, all seven townhouses are now Grade II listed.

The building is a listed building, with the following description available on Historic England's website:

11- 17 St John Street

Terrace of 4 town houses, now offices. Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, No.11 double-fronted and the others all single-fronted; with various back extensions. Three storeys over cellars, a symmetrical 14-bay facade with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, No.11 forming 5 bays and the others 3 bays each, the doorways regularly spaced between pairs of windows. The doorways are round-headed, and have set-in doorcases with slender engaged Ionic columns and Greek-key friezes, and semi-circular fanlights (those at Nos 11 and 13 with elegant curvilinear tracery and the others plain); the windows are 4-pane sashes (except those at 2nd floor which are 6-pane sashes with shallow upper leaves), those at 1st floor with shallow panelled aprons and otherwise all with raised sills and flat-arched heads. The roof has large lateral chimney stacks crossing the ridge. Rear: No.11 has a curved stair-turret lit by a large

round-headed window with intersecting glazing bars. Interiors not inspected. Matches Nos 21 to 25 (q.v.).

Listing NGR: SJ8340697908

As well as being listed, the building is located within the St. John Street Conservation Area, designated in 1970.

Description of development

The proposal seeks a series of changes to approved applications referenced 131787/FO/2021 and 131788/LO/2021.

131787/FO/2021 – Permission was granted for a change of Use of from medical consulting rooms to a single residential dwelling, creation of a single storey extension, first floor external terrace and refurbished/new external windows and doors.

131788/LO/2021 – Listed Building Consent was granted for internal and external alterations to the grade II listed building to facilitate the change of use of the building from medical consulting rooms to a single residential dwelling, including the erection of a single storey rear extension and erection of first floor external terrace

Consultations & Notification Responses

Listed Building Consent: Local residents were notified, a press advertisement was published and a site notice was posted for 21 days. No responses were received.

Non Material Change: none required.

Policies

NPPF (2021):

The NPPF sets out the Government's planning policies for England and how those these should be applied. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay.

Saved Unitary Development Plan Policies:

DC1: In determining planning applications that include extensions to residential properties, the LPA will have regard to the character of the property, amenity of neighbouring occupiers, desirability of enabling people to adapt their homes, overall appearance of the proposal in the street scene and effect of an loss of on-site car parking. Extensions will be allowed so long as they are not excessively large or bulky, do not create a loss of sunlight, daylight or privacy, are not out of character by virtue of design or materials, the would not result in a loss of off-street car-parking.

DC18: The LPA shall give particularly careful consideration to development proposals within Conservation Areas. The council will seek to preserve and enhance the character of Conservation Areas.

DC19: The LPA will have regard to the desirability of securing the retention, restoration, maintenance and continued use of listed buildings. LBC would not generally be granted for demolition of a listed building, for changes to a listed building where they would have a detrimental impact on the character or appearance nor the internal/external alteration or addition to the listed building where there would be an adverse effect on its architecture or character.

DC26: The LPA shall use the development control process to reduce the impact of noise on people living, working and visiting the city. The LPA shall consider the effect of new development proposals that are likely to be generators of noise, as well as new development that may be exposed to existing noise sources which are effectively outside of planning control.

Core Strategy Policies

SP1: Development in all parts of the city shall make a positive contribution to neighbourhoods by creating well designed places that enhance or create character, make a positive contribution to the health/safety/wellbeing of residents, consider the needs of all members of the community, protect and enhance the built and natural environment whilst minimising emissions.

CC9: Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas etc.

EN3: Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

DM1:

All development should have regard to a variety of specific issues, including but not limited to:

- Appropriate siting, layout, scale, form, massing, materials and detail
- Impact on surrounding areas in terms of design, scale, appearance and character
- Effects on amenity including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation including development that would be sensitive to existing noise sources
- Accessibility including in terms of disabled access and sustainable transport
- Community safety and crime prevention
- Design for health
- Adequate internal accommodation
- Refuse storage and collection
- Vehicular access and parking
- Biodiversity, landscape and built heritage
- Flood risk and drainage

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

Principle of Development

The principle of Development is acceptable as established on upon the granting of Planning Permission and Listed Building Consent applications referenced 131788/LO/2021 and 131787/FO/2021.

Since the granting of listed building consent 131788 further changes are required to the listed building which are considered below. These changes are also reflected in a non material amendment application.

Impact of Changes

The changes to the original approval can be summarised as follows:

Basement

- Insert new plant room to original coal bunker.
- Retention of original door between rooms 17 and 19.
- Retention of original small window opening onto the back yard lightwell.
- Removal of modern stud partition, exposing full original vaulted ceiling.
- Removal of rear outrigger non-original partitions.

Ground Floor

- Glazed floor to be inserted over lightwell.
- Demolish part of original external wall, increasing opening size and replacing non-original double doors with fixed glazing; form wall at leanto, re-instating original external outrigger wall position, and install sliding glazed doors; remove nonoriginal roof to lean-to and external wall to extend exterior yard space.
- External yard area increased slightly by partial demolition of existing lean-to;
- Introduction of bin store;
- Steps from basement enclosed by glazed, bi-fold screen and lean-to glazed roof.

First Floor

- Room 7 - Bottom half of altered external window to be retained rather than replaced by a door.
- Room 8 – to be used as a bedroom rather than bathroom. Room reconfigured to include en suite.
- Room 10 – no longer to be sub divided and to be used as an en-suite only.
- Balcony/terrace to be omitted.

Second Floor

- Remove original dividing walls/joinery/doors to Room's 12 and 13 to form a single room.
- Insert door into original segmental-arched opening at northern end of landing using salvaged architrave and figureheads from elsewhere.
- Create a new segmental-arched opening between Rooms 12 and 14 to match the existing between Rooms 11 and 12 to form link between Lounge and Study.
- Seal original door closed and block from the inner room side (Room 14), including removal of original architrave to Room 14.
- Room 12 and 14 - Remove wall plaster; clean brick and leave exposed; repair skirtings.

- Room 12 and 14 - Remove ceiling plaster and structure; leave original king post truss exposed and form vaulted ceiling.
- Room 15 - Partially remove original wall between Room 16 and Room 15 to form larger bedroom and new En-Suite.

The only level where there is any greater impact than the approved scheme is on the second floor. The main change to the second floor is the change to the character of the floor. The changes to the second floor, include removing the plaster to expose the original king post truss to create a vaulted ceiling and alterations to the layout of the floor, create a more modern floorplate that reflects the current residential market.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting “special regard” will be given to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. The effect of this section is that decision-makers considering harm to heritage assets cannot simply treat the desirability of preserving the setting of a listed building as a mere material consideration to which they can simply attach the weight they see fit in their judgement.

When considering the amendments that have been made to the scheme to mitigate against heritage impact whilst making the scheme viable, and the ability to control elements of the works through the provision of a full and final details condition, it is considered that the proposal would have overall less than substantial harm. The scheme will see the most significant parts/features of the building being retained and refurbished, whilst ensuring the building can be converted into a use that is viable within the limits current residential market.

Overall it is considered that the proposal would result in less than substantial harm that would be outweighed by the public benefits of the scheme to bring the listed building back into an optimal viable use in accordance with paragraph 202 of the NPPF.

Conclusion

The proposed development represents sustainable development and would cause less than substantial harm overall to the listed building and St. John Street Conservation Area and the required public benefits exist to outweigh any harm together with appropriate mitigation measures to ensure a sensitive restoration and repair of the listed building.. It is considered that the proposal accords with the relevant policies contained within the Manchester Core Strategy and Unitary Development Plan.

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 the 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 the information required to be submitted to support the application and discussions regarding amendments to the proposals

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

134115/LO/2022

Condition(s) to be attached to decision for approval

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:

Stamped as received by the Local Planning Authority on 22 June 2022:

- o 6849-JMA-01-00-DR-A-000001-S2-P04_Existing Ground Floor Plan
- o 6849-JMA-01-00-DR-A-000010-S2-P09_Demolition Plan - Ground Floor
- o 6849-JMA-01-00-DR-A-000020-S2-P10_Proposed Ground Floor Plan
- o 6849-JMA-01-01-DR-A-000001-S2-P05_Existing First Floor Plan
- o 6849-JMA-01-01-DR-A-000010-S2-P09_Demolition Plan - First Floor
- o 6849-JMA-01-01-DR-A-000020-S2-P08_Proposed First Floor Plan
- o 6849-JMA-01-02-DR-A-000001-S2-P04_Existing Second Floor Plan
- o 6849-JMA-01-02-DR-A-000010-S2-P08_Demolition Plan - Second Floor
- o 6849-JMA-01-02-DR-A-000020-S2-P08_Proposed Second Floor Plan
- o 6849-JMA-01-B1-DR-A-000001-S2-P04_Existing Basement Floor Plan
- o 6849-JMA-01-B1-DR-A-000010-S2-P09_Demolition Plan- Basement
- o 6849-JMA-01-B1-DR-A-000020-S2-P07_Proposed Basement Plan
- o 6849-JMA-01-RL-DR-A-000001-S2-P02_Existing Roof Plan
- o 6849-JMA-01-RL-DR-A-000020-S2-P03_Proposed Roof Plan
- o 6849-JMA-01-ZZ-DR-A-001001-S2-P01_Existing Sections 01
- o 6849-JMA-01-ZZ-DR-A-001002-S2-P01_Existing Sections 02
- o 6849-JMA-01-ZZ-DR-A-001020-S2-P05_Proposed Sections 01
- o 6849-JMA-01-ZZ-DR-A-001021-S2-P04_Proposed Section 02
- o 6849-JMA-01-ZZ-DR-A-002001-S2-P02_Existing Elevations 01
- o 6849-JMA-01-ZZ-DR-A-002002-S2-P01_Existing Elevation 02
- o 6849-JMA-01-ZZ-DR-A-002020-S2-P04_Proposed Elevations 01
- o 6849-JMA-01-ZZ-DR-A-002021-S2-P03_Proposed Elevation 02

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, and saved policy DC18.1.

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 of any proposed floor coverings
- b) Full details including drawings showing sections of repair, reinstatement and replacement of all windows.
- c) Details of any secondary glazing
- d) Full details of tanking to basement
- e) Details including materials of bespoke access door to second floor
- f) Details of any new M&E installations
- g) Detailed specification for repair and reinstatement of existing cornices
- h) Details including samples of any replacement rainwater goods
- i) Details including sample of rooflight to proposed extension
- j) Details of any new internal doors

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.

134138/NMC/2022

1) Following an assessment of the details submitted, it is hereby confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed amendments would not have a material impact upon the previously approved scheme, would not adversely affect visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Stamped as received by the Local Planning Authority on 22 June 2022:

- o 6849-JMA-01-00-DR-A-000001-S2-P04_Existing Ground Floor Plan
- o 6849-JMA-01-00-DR-A-000010-S2-P09_Demolition Plan - Ground Floor
- o 6849-JMA-01-00-DR-A-000020-S2-P10_Proposed Ground Floor Plan
- o 6849-JMA-01-01-DR-A-000001-S2-P05_Existing First Floor Plan
- o 6849-JMA-01-01-DR-A-000010-S2-P09_Demolition Plan - First Floor
- o 6849-JMA-01-01-DR-A-000020-S2-P08_Proposed First Floor Plan
- o 6849-JMA-01-02-DR-A-000001-S2-P04_Existing Second Floor Plan
- o 6849-JMA-01-02-DR-A-000010-S2-P08_Demolition Plan - Second Floor
- o 6849-JMA-01-02-DR-A-000020-S2-P08_Proposed Second Floor Plan
- o 6849-JMA-01-B1-DR-A-000001-S2-P04_Existing Basement Floor Plan
- o 6849-JMA-01-B1-DR-A-000010-S2-P09_Demolition Plan- Basement
- o 6849-JMA-01-B1-DR-A-000020-S2-P07_Proposed Basement Plan
- o 6849-JMA-01-RL-DR-A-000001-S2-P02_Existing Roof Plan

- o 6849-JMA-01-RL-DR-A-000020-S2-P03_Proposed Roof Plan
- o 6849-JMA-01-ZZ-DR-A-001001-S2-P01_Existing Sections 01
- o 6849-JMA-01-ZZ-DR-A-001002-S2-P01_Existing Sections 02
- o 6849-JMA-01-ZZ-DR-A-001020-S2-P05_Proposed Sections 01
- o 6849-JMA-01-ZZ-DR-A-001021-S2-P04_Proposed Section 02
- o 6849-JMA-01-ZZ-DR-A-002001-S2-P02_Existing Elevations 01
- o 6849-JMA-01-ZZ-DR-A-002002-S2-P01_Existing Elevation 02
- o 6849-JMA-01-ZZ-DR-A-002020-S2-P04_Proposed Elevations 01
- o 6849-JMA-01-ZZ-DR-A-002021-S2-P03_Proposed Elevation 02

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, and saved policy DC18.1.

Appendix 1 – List of consultees & neighbours notified

Offices, 18 - 20 St John Street, Manchester, M3 4EA

18 - 20 St John Street, Manchester, M3 4EA

75 Porchfield Square, Manchester, M3 4FG

65 Porchfield Square, Manchester, M3 4FG

19 St John Street, Manchester, M3 4DS

22 St John Street, Manchester, M3 4EB

15 St John Street, Manchester, M3 4DG

24 St John Street, Manchester, M3 4DF

79 Porchfield Square, Manchester, M3 4FG

77 Porchfield Square, Manchester, M3 4FG

73 Porchfield Square, Manchester, M3 4FG

71 Porchfield Square, Manchester, M3 4FG

69 Porchfield Square, Manchester, M3 4FG

67 Porchfield Square, Manchester, M3 4FG

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 John Street Conservation Area 1970

Area Team Boundary - Name: CENTRAL