

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133106/FO/2022

Date registered valid: 18 March 2022

Proposal: Alterations to ground floor front elevation to King Street consisting of the Installation of a replacement shop front.

Address: 1 King Street, Manchester, M2 6AW

Ward(s): Deansgate Ward

Applicant: Mr Peter Kenyon Ramsdens Financial Ltd Birchwood House, Dalby Way, Coulby Newham, TS8 0TW

Agent (if any): Mr Peter Rudsdale Rudsdale Architectural Services 20 Church Street, Whitby, YO21 2EQ

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

Recommendation: Approve

Date of recommendation: 23 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 April 2022 Expired: 27 April 2022

Site notice

Posted: Expired:

Press advert

Published: 12 April 2022 Expired: 3 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order:

Description of Site/Area

The application site relates to an existing ground floor commercial unit on King Street a busy commercial street. The building is not listed but is located in St Ann's Square Conservation Area.

Description of Development

The proposal seeks planning permission for the installation of a replacement shopfront.

The shop front frames are currently painted black and the proposal is to replace them with black powder coated aluminium frames and relocate the shop entrance door to the opposite side of the shop front.

The louvred panels and fascias above the windows are to be retained and the painted pilasters will remain as existing.

Consultations & Notification Responses

Local residents were notified and a site notice was posted for 21 days however no responses were received.

Policies

The main policies that relate to the proposal section 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the revised National Planning Policy Framework (2021), Policies SP1 (Spatial Principles), EN3 (Heritage), EN19 (Waste), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management), of the Adopted Core Strategy for the City of Manchester and saved policies, and DC18.1 (Conservation Areas) of the Unitary Development Plan for the City of Manchester.

Issues

Visual Amenity

The proposal seeks to retain the existing shopfront, making good where necessary. The proposals seek to replace the windows with black powder coated aluminium frames and relocate the shop entrance door to the opposite side of the shop front.

The proposal is considered acceptable in terms of visual amenity and would not cause harm to the St Ann's Square Conservation Area or nearby listed buildings.

Inclusive Access

The relocation of the entrance to the property from the public footpath and the formation of an internal ramp will ensure that the shop is accessible to all and not affected by these proposals in accordance with Core Strategy Policy DM1.

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 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:

-Location Plan received by the City Council as Local Planning Authority on 13 May 2022.

-Existing and Proposed shopfront drawing no. 2122-05 Rev A received by the City Council as Local Planning Authority on 21 June 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.

Appendix 1 – List of consultees & neighbours notified

Flat 21, 8 King Street, Manchester, M2 6AQ
Flat 20, 8 King Street, Manchester, M2 6AQ
Flat 19, 8 King Street, Manchester, M2 6AQ
Flat 18, 8 King Street, Manchester, M2 6AQ
Flat 17, 8 King Street, Manchester, M2 6AQ
Flat 16, 8 King Street, Manchester, M2 6AQ
Flat 15, 8 King Street, Manchester, M2 6AQ
Flat 14, 8 King Street, Manchester, M2 6AQ
Flat 13, 8 King Street, Manchester, M2 6AQ
Flat 12, 8 King Street, Manchester, M2 6AQ
Flat 11, 8 King Street, Manchester, M2 6AQ
Flat 10, 8 King Street, Manchester, M2 6AQ
Flat 9, 8 King Street, Manchester, M2 6AQ
Flat 8, 8 King Street, Manchester, M2 6AQ
Flat 7, 8 King Street, Manchester, M2 6AQ
Flat 6, 8 King Street, Manchester, M2 6AQ
Flat 5, 8 King Street, Manchester, M2 6AQ
Flat 4, 8 King Street, Manchester, M2 6AQ
Flat 3, 8 King Street, Manchester, M2 6AQ
Flat 2, 8 King Street, Manchester, M2 6AQ
Flat 1, 8 King Street, Manchester, M2 6AQ
6 King Street, Manchester, M2 6AQ
SUTTON & ROBERTSON, 1A King Street, Manchester, M2 6AW
4 King Street, Manchester, M2 6AQ
95 - 97 Deansgate, Manchester, M3 2BQ
10 King Street, Manchester, M2 6AG

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 Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRL