

## List No. 6

<b>City Centre Ward</b>	<b>Application Number</b> 083105/LO/2007/C1	<b>Date of Appln</b> 19th Jul 2007	<b>Committee Date</b> 23 <sup>rd</sup> August 2007
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**Proposal** LISTED BUILDING CONSENT Works to existing building including demolition of first floor office above existing sub-station, demolition of external boundary wall, demolition of the second floor mezzanine, demolition of staircases, extension to the ground floor mezzanine and erection of a glazed link leading to a new extension

**Location** The Peoples History Museum, The Pump House, Bridge Street, Manchester, M3 3ER

**Applicant** Trustees Of National Museum Of Labour History The Pump House , Bridge Street, Manchester, M3 3ER,

**Agent** Austin Smith Lord LLP 4 Jordan Street, Manchester, M15 4PY

### Description

The Pump House Museum is a grade 2 listed building that is bounded by the River Irwell, Left Bank, Bridge Street and the Westbury Homes residential development and is opposite the recently developed Civil Justice Centre ( CJC). Immediately to the north of the Museum is a landscaped area owned by the City Council that has been identified for many years as providing an opportunity to expand the facilities of the Museum. It is situated within the Spinningfields area and has been identified as a cultural institution that is of critical importance to the successful regeneration of the area.

This application is for works to the listed building in association with its proposed consolidation and extension. The works include, amongst other things, demolition of original fabric around the courtyard area where a lean-to building and part of the perimeter wall would be demolished. Other demolition would involve a non-original office above the sub-station and some original windows would be replaced. Other important features such as the water tanks would be sensitively restored. The works would allow all of the Museums publicly accessible facilities to be available on one site delivering a much better visitor experience and allowing operational efficiencies. It should broaden the appeal and improve the performance of the museum.

In support of the application the applicants have provided a PPG 15 submission that incorporates a conservation design statement, a conservation management plan and a design analysis.

### Consultations

Greater Manchester Police - Has no objections.

English Heritage - No comments received.

The Georgian Group - No representations received.

The Victorian Society - No representations received

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Ancient Monuments Society - No representations received.

Council For British Archaeology - No representations received

Society For The Protection Of Ancient Buildings- No representations received

Twentieth Century Society - No representations received

Publicity - The proposal has been advertised as affecting a listed building and notices have been placed on site. No representations have been received.

Neighbours - The occupiers of adjacent properties were notified about the proposals and no representations have been received.

## **Issues**

Unitary Development Plan - The proposal would be consistent with policies relating to listed buildings (Policy DC19).

The scheme is consistent with the Spinningfields Masterplan.

Impact on the listed building - The critical aspect that has to be considered is the impact of the works on the listed building and whether the extent of these has been fully justified. The starting point for this is that the intervention will almost inevitably be required when buildings change their use or are refurbished but these should be kept to the absolute minimum necessary. This proposal involves the demolition of some original fabric but these are not on principle elevations and are required in order for the new museum to function efficiently. The remaining walls and the water tanks would be enhanced and would be more visible to the public as a result of the works. Any original fabric would be re-used where possible to re-patch roofs and brickwork reveals that would be altered elsewhere around the building. Any window replacement that is found to be necessary following extensive and detailed investigation would be on a like for like basis in terms of materials and appearance. It is considered that the works do represent the minimum that is necessary for the proposal and have been fully justified as required by PPG15.

**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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval

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and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

### **Recommendation MINDED TO APPROVE**

Subject to referral to the Secretary of State for his own determination and on the basis that the proposal is in accordance with the provisions of the City Councils Unitary Development Plan, in particular Policy RC20 (Area 25), Policies DC19 and there are no material considerations of sufficient weight to indicate otherwise.

### **Conditions and/or Reasons**

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. Before the works hereby granted listed buildings consent are commenced on site and having regard to the details given in the approved drawings, accurate annotated drawings detailing the soft stripout of any parts of any of the listed buildings which are currently obscured by suspended ceilings, partitions, etc. and detailing how such detail is to be affected by the proposals, shall be submitted to and approved in writing by the City Council as local planning authority.

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.

3. The development hereby approved shall be carried out in accordance with the drawings numbered

unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans.

4. Before the works commence full details, specifications and justification of the method to be used to clean the brickwork and to carry out any repairs to existing masonry shall be submitted to and approved in writing by the City Council as local planning authority. The method proposed shall not include mechanical means, such as the use of cutting or grinding discs, to rake out mortar joints unless agreed in writing by the Council as local planning authority.

Reason

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In the interests of visual amenity and the because 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.

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 083105/LO/2007/C1 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

**The following residents, businesses and other third parties in the area were consulted/notified on the application:**

None

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