

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
099415/LO/2012/N2	11th Jun 2012	22nd Nov 2012	Ardwick Ward

**Proposal** LISTED BUILDING CONSENT for change of use of building from pub, hotel and dwelling to restaurant and three apartments with internal alterations and erection of 3 storey rear extension to form enclosed staircase with associated boundary treatment

**Location** Plymouth Grove Hotel , 65 Plymouth Grove, Chorlton-On -Medlock, Manchester, M13 9LU

**Applicant** Mr Zhan Peng Zhou , 526 Stretford Road, Manchester, M16 9AF,

**Agent** Ms Emma Craig, Hattrell Sone Architects, Arthur House, Chorlton Street, Manchester, M1 3EJ,

### **Description**

This application is accompanied by application 099414/FO/2012/N2, which is elsewhere on the agenda and relates to those elements of the proposals requiring planning permission. The application relates to the former Plymouth Grove Hotel, which is a Grade II listed building that has been vacant for almost a decade. This characterful building was constructed in 1873 and was originally surrounded by red-brick terraced Victorian housing. Redevelopment over time has resulted in the reconfiguration of neighbouring streets giving the building and its surrounding car park and servicing areas the appearance of an island site.

The application building is characterised by its red-brick construction and sandstone detailing, which include a series of arched window and door openings supported with Doric style cast iron columns at ground floor level. The ground floor projects outwards from the main body of the building to form balcony areas to Plymouth Grove and Legh Street and returns to form a parapetted flat roof the side and rear of the building. The balcony is enclosed by decorative railings, which are to be retained and reinstated as part of the development. At the intersection of the balcony area there is a large and ornately decorated clock tower supported by a centrally positioned brick walls incorporating windows and further cast iron columns. The clock tower, its dome and clock-face dominate the streetscene.

The main roof to the building is of a pitched slate construction partially concealed by parapets. To the rear of the building the pitched and slated roofscape is clearly visible as it applied across the 3-storey and 2-storey elements of the building, including its projecting dormer windows. The rear of the building incorporates a 2-storey extension to the building. The extension has been attached to the building for many years and projects towards the site boundary with the Bryant Close boundary. Although the 2-storey extension is constructed in matching red-brick with a slate roof, 2 of the 3 exposed elevations have been pebble-dashed render.

It is understood the building has been vacant for approximately 10 years. During this time the condition of the building has steadily declined and the site has become a site of anti-social and criminal activity and has been extensively vandalised.

The proposals involve the formation restaurant within the following areas of the building:

- i. Basement - Customer WCs, staff welfare areas, storage areas;
- ii. Ground Floor - Reception area, incorporating and access ramp to a 22 seat waiting area;
  - 58 seat dining area;
  - A centrally located kitchen area;
  - Storage areas and accessible WC;
  - Staircase to upper floor dining area.
- iii. First Floor - 42 seat dining area;
  - 24 seat function room;
  - 16 seat function room;
  - WCs;
  - Food preparation area, incorporating a through floor hoist.

The residential elements of the development comprise of:

- i. Ground Floor - One, 1-bedroom self-contained apartment;
- ii. First Floor - One, 2-bedroom self-contained apartment;
- iii. Second Floor - One, 3-bedroom (all en-suite) self-contained apartment. This accommodation has been

Externally the following works are common to each elevation:

- i. Repair and reinstatement of brickwork, stonework and metal work, including lintels cills, pointing and repair of iron columns, railings and detailing;
- ii. All necessary roof repairs using material to match the original building;
- iii. Repair to or replacement of windows and doors to match the existing;
- iv. Repair, reinstatement and replacement of rainwater goods;
- v. Removal of old signage and external mounted equipment and all necessary repair to brickwork;
- vi. Removal and repair of render.

The following specific works are related to the following elevations:

Front elevation (Plymouth Grove)

- i. Formation of ion of a cotemporary style doorway set in timber style cladding providing access to apartment 1 and 2;
- ii. Reinstatement and repair of the clock tower.

Side elevation (west)

- i. Formation of new window openings to the side elevation to 2-storey rear extension;
- ii. Formation of railings to basement stairwell.

Rear elevation (north)

- i. 3-story rear extension incorporated into the plane of the existing roof and dormer extension;
- ii. Timber ground level bin storage area, involving a timber enclosure;
- iii. Raising of a parapet wall to an existing single storey rear extension to provide screening of air conditioning units;
- iv. Extraction flues position within the existing chimney stacks.

#### Side elevation (east)

- i. Formation of a glazed entrance and ramp to an existing arched doorway;
- ii. Formation of an entrance to the side elevation of the single storey extension providing access to the proposed stairway leading to Apartment 3.
- iii. Continuation of the parapet wall to the single storey extension screening the proposed air condition units.

The setting of the building essentially retains the tarmac hard surfacing to the car park but is supplemented by brick paviors adjacent to the elevations leading to the entrances to the proposed apartments. The proposed car parking area is enclosed with a mix of new and retained boundary walls. The new sections of boundary treatment are located on the western and northern side of the car park and incorporates low brick walls and rising piers in-filled with section of the railing fencing. Gated access is provided via Plymouth Grove with a gated egress via Legh Street. The car park provides a total of 27 spaces allocated as follows:

- i. 20 customer spaces;
- ii. 4 staff spaces;
- iii. 3 residents spaces

### **Consultations**

Local Residents - No comments received.

Manchester Conservation Areas and Historic Buildings Panel - The following comments have been received:

- i. Supported the reuse of this listed building at risk, but expressed concerned over the level of deterioration and that a great deal of the interior seems to have been lost as a result of its previous unsympathetic use;
- ii. The lack of detailed information submitted with the application made it difficult for the Panel to understand exactly what was being proposed. Areas such as the detailing of the ramp seemed a little vague and unclear;
- iii. The Panel would like to see some of the key elements such as the tower, external fabric and railings and any internal features of significance repaired. It was noted that the interior may have suffered badly and that major features such as the staircase should be retained and repaired and if any decorative mouldings exist that these should be reinstated;
- iv. The Panel felt that it was important to retain the character of the spaces and where there had been significant loss of internal decorative mouldings that a suitable contemporary interior could work successfully against suitably repaired existing original features such as the sash windows;

- v. The Panel was concerned that the new entrance needed `calming down; and simplifying and felt that there were too many competing elements to the design.
- vi. The Panel stated that there should be a signage strategy for the building to ensure appropriate consideration of signage at this stage.
- vii. The Panel was supportive of the scheme and felt that it should be implemented without too much delay to avoid any further deterioration of the listed building.

### **Issues**

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM1 - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;

- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

Policy EN 3 Heritage - Is relevant given the listed status of the building and states that advantage should be taken of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. The policy states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. The proposed development has been assessed to determine the extent to which the proposed development meets these objectives. Paragraph 12.21 of the Core Strategy also states that historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset. In the case the proposals seek to retain and enhance to exterior of the building and it is considered that, subject to the resolution of other issues, that the objectives of the above policy can be met.

The following saved UDP policy is relevant to this LBC application:

Policy DC19 - Policy DC19 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting

Guide to Development in Manchester - States that throughout the City, the Council will encourage development that complements Supplementary Planning Document and Planning Guidance. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

National Planning Policy Framework - This Framework came into effect on 27th March 2012 and sets out the Governments planning policies for England and how these are expected to be applied. It defines the Governments requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities:

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development

plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following:

Core planning principles - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan making and decision-taking.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Policy 1: Building a strong, competitive economy - By securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
- ii. Policy 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.
- iii. Policy 8: Promoting healthy communities - States that the planning system can play an important role in: facilitating social interaction and creating healthy, inclusive communities, in forming safe and accessible environments where crime, disorder and the fear of crime, do not undermine quality of life or community cohesion and securing safe and accessible developments.
- iv. Policy 11: Conserving and enhancing the natural environment - To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. This policy is relevant given the identified land conditions.
- v. Paragraph 128: states that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the

heritage assets assessed using appropriate expertise where necessary. A comprehensive heritage assessment forms part of the documentation supporting this proposal, which provides historic information and an assessment of the building, and its architectural and cultural merit.

vi. Paragraph 129 provides that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

vii. Paragraph 130 provides that where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision. It should be noted that in this case the applicant acquired it in its deteriorated state and has indicated a commitment to bring the building into active use following the implementation of appropriate restorative works.

viii. Paragraph 131 of the NPPF states that, in determining planning applications, local planning authorities should take account of:

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and
- c. The desirability of new development making a positive contribution to local character and distinctiveness.

ix. Paragraph 132 provides that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

North West of England Plan Regional Spatial Strategy to 2021 (RSS) - The RSS provides a framework for development and investment in the region over the next fifteen to twenty years. RSS policies that are considered to be relevant to this application include:

Policy DP 1 Spatial Principles - Details the principles underpinning the RSS (incorporating RTS). The principles relevant to the determination of this application are to:

- i. Promote sustainable communities;
- ii. Promote sustainable economic development;
- iii. Make the best use of existing resources and infrastructure;
- iv. Manage travel demand, reduce the need to travel, and increase accessibility;

Policy DP 2 Promote Sustainable Communities - The contribution of the development towards the regional priority of building sustainable communities, where people want to live and work, has been assessed. This policy states that 'Sustainable

Communities should meet the diverse needs of existing and future residents, promote community cohesion and equality and diversity, be sensitive to the environment, and contribute to a high quality of life. In this case, the development has been considered with the following in mind:

- i. Fostering sustainable relationships between homes, workplaces and other concentrations of regularly used services and facilities;
- ii. Taking into account the economic, environmental, social and cultural implications of development and spatial investment decisions on communities;
- iii. Improving the built and natural environment;
- iv. Improving the health and educational attainment of the region's population, reducing present inequalities;
- v. Promoting community safety and security;
- vi. Encouraging leadership, joint working practices, community consultation and engagement;
- vii. Promoting physical exercise through opportunities for sport and formal / informal recreation, walking and cycling.

Policy DP 4 - Make the Best Use of Existing Resources and Infrastructure - As the application site has been previously developed and is situated close to existing facilities within Levenshulme District Centre and close to local public transport links thereby building upon existing concentrations of activities and existing infrastructure.

Principle - The consideration of the impact of the development on the surrounding area and the capabilities of the site to accommodate the proposed mix of uses has been considered under the accompanying planning application 099414/FO/2012/N2. In considering this LBC application the opportunity to secure a long-term and sustainable use of the building has been balanced against the impact of the proposed works on its character.

The current proposals provide an active and sustainable use for a listed building, which results in a minimal intervention to the exterior of the building with most works being restorative in their nature; apart from the 3- storey rear extension to accommodate an internal staircase and the raising of a parapet wall to the north and east elevations of a single storey element to the rear of the building to secure the screening of air conditioning units when viewed from the car park and street.

The applicant has submitted a heritage statement, which details the works to be undertaken. A specific condition is recommended that requires a detailed methodology for the implementation of these works including details of repair renovation and reinstatement of original features. A materials condition is recommended to ensure that extensions, reinstatement works to windows and door openings and roofing works are satisfactorily related to the listed building. It is considered that this approach is consistent with the advice contained with the NPPF.

Design - The applicant has essentially worked with the existing internal space and has limited additions to the formation to a 3-storey rear extension to incorporate an internal staircase. The design of this addition has been related to the composition of the elevation in terms of its scale and proportions and relationship to the roofscape. The raising of the walls to the east and northern elevation of the existing single storey



rear extension to form a parapet is considered to be an effective way of screening air conditioning units that would otherwise be highly visible from the street and detract from the character of the listed building.

The proposals relating to works involving the replacement of new windows, including the reinstatement of the former window opening are considered acceptable subject to conditions relating to the submission and approval of detailed specifications of material used in the (window) frame construction. The painting of ironwork, stonework and clock tower has been related to a painting schedule to reflect the heritage of the building. These works are related to the development by condition.

The applicants have indicated that the full refurbishment and renovation of the clock tower will be costly. Whilst the initial repair work and painting the clock tower can be undertaken it is considered necessary to relate the more substantive renovation works to a phased scheme with the works undertaken over an agreed timescale. It is considered that this approach will allow the future to be maintained and brought into functional use is pursuant to the objectives of Core Strategy policies DM1 and EN3 and saved UDP policy DC19.

A condition is recommended, which excludes the removal of a chimney stack to the 2-storey rear extension as shown on the submitted drawings. Whilst this chimney is related to an addition to the building, it is still an extension that is well established and contributes to the character of the building. The removal of the chimney stack would therefore adversely affect the overall appearance and composition of the building and its removal is not considered to be acceptable.

Internal works - The condition of the interior of the building has been substantially lost through the poor maintenance of the building and water ingress prior to its recent acquisition. With the acceptance of the main staircase and number of repairable original windows, the original features of the building have been substantially lost. The applicant therefore proposes a contemporary design for internal spaces informed by the constraints of the building. The applicant has agreed to identify a room within the building, possibly a function room, which will incorporate the reinstatement of features reflecting the style of the original building. The provision of such features is related to the development by condition.

Boundary treatments, gates, access ramps and door design - The principle of a boundary treatment, involving brick walls and railings alongside it siting is considered to be acceptable. However, there is concern regarding the specification of the realising and their relationship to the existing metalwork to the existing building. Similarly, whilst the siting of the proposed access ramp is considered to be acceptable its precise detail needs to be more appropriately related to the listed building. It is also considered that a gate design to the car park entrance from Plymouth Grove should be secure but allow views through it, in order to address the concerns of GM Police and improve natural surveillance of the residential doorway. It is not considered that the above issues fundamentally affect the consideration of the scheme and the further details are required to enhance the appearance of the external works pursuant to Core Strategy policies DM1 and EN3 and saved UDP policy DC19.

Signage - The application does not include details of signage, which will need to be appropriately related to the listed building and its setting as part of a separate application to display advertisements and will need to be appropriately related to Core Strategy policies DM1 and EN3 and saved UDP policy DC19.

Fume extraction - The proposed arrangements for the siting of extraction flues within existing chimneys reduces the otherwise obtrusive positioning of flues, which would be detrimental to the character and appearance of the listed building. It is considered that these measures (related to the development by a condition of the planning application) will ensure the appropriate compliance with Core Strategy policies SP1, EN3 and DM1 and save policy DC19 by ensuring that and potential disamenity is managed and appropriately controlled.

Waste management - The applicant has indicated demarcated areas within the site for the location of bin storage in relation to the residential and restaurant uses. The design of the timber storage structures is considered to be appropriately related to the listed building and does not undermine its setting. The application has therefore been appropriately related to Core Strategy policies SP1, EN3 and DM1 and saved policy DC19.

Accessibility - The applicant has indicated the provision of an access ramp to the main entrance. Whilst the positioning of the ramp is considered to be appropriate concern remains regarding its design and impact on the appearance of the listed building. A condition has therefore been recommended that requires the submission of further details of its design to be more in keeping with the detailing of the existing railings and metalwork within the building to thereby secure compliance with Core Strategy policies SP1, DM1 and EN3 and saved UDP policy DC19.

Conclusion - This important listed building is currently uninhabitable and unfit for any purpose. However, the decline of the building can be arrested as the substantive composition remains in place. The proposal will provide an opportunity to secure the refurbishment of the building and secure a commercial and a residential use that will positively contribute to the regeneration of the area.

**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 Core Strategy and saved policies of the Unitary Development Plan, the Head of Planning 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 approval of the application is proportionate to the wider benefits of approval and that such a

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

### **Recommendation APPROVE**

#### **Reason for recommendation**

On the basis that the proposal is in accord with Core Strategy for Manchester policies SP1, DM1 and EN3, including Unitary Development Plan saved policy DC19; the guidance contained in Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, the principles of National Planning Policy Framework and the Regional Spatial Strategy (RSS) policies DP1, DP2 and DP4 and in that the development would provide an economically sustainable use that would safeguard the future occupancy of a listed building, which would otherwise fall into a state of dereliction. The impact of the development has been mitigated against through the details of the scheme and the related conditions to ensure an appropriate relationship to the neighbouring residential area. The refurbishment, renovation and restoration of the elevation of the building would be achieved with minimum intervention to the exterior of the listed building thereby retaining its distinctive character and contribution to the quality of the surrounding environment and streetscene. It is thereby considered that the development will positively contribute to the character and amenities of the area and its continued regeneration.

#### **Conditions to be attached to the decision**

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 unless otherwise agreed in writing by the City Council as Local Planning Authority: 2332-01-15 Rev.B (received 3rd October 2012), 2332-01-16 Rev.A; 2332-01-17 Rev.A; 2332-01-18 Rev.A; 2332-01-19 Rev.A; 2332-01-20 Rev.A; 2332-01-21 Rev.A; 2332-01-22 Rev.A; 2332-01-24 Rev A; 2332-01-25 Rev.A; 2332-01-26 Rev.A; 2332-01-27 Rev.A received (received 18th September 2012) and the Heritage Statement received 18th September 2012.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy SP1 and DM1 of Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan and the guidance contained within the National Planning Policy Framework.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials.

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 policy SP1 and DM1 of Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan and the guidance contained within the National Planning Policy Framework.

4) No development that is hereby approved shall commence unless and until a detailed painting schedule relating to the external elevations of the building and clock tower, including stonework and metalwork has been submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented and maintained in accordance with the approved painting schedule.

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 policy SP1, EN3 and DM1 of Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan and the guidance contained within the National Planning Policy Framework.

5) Notwithstanding the details of the approved drawings the listed building consent hereby granted does not confer consent for the removal of any chimney stacks to any part of the building or its extensions.

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 policy SP1, EN3 and DM1 of Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan and the guidance contained within the National Planning Policy Framework.

6) Before the works hereby granted by this listed buildings consent are commenced plans and particulars of the soft stripout of the parts of the listed building which are currently obscured by suspended ceilings and partitions or internal cladding and detailing how any damage thereto is to be mitigated shall be submitted to and approved in writing by the City Council as local planning authority. The approved plans and particulars shall be implemented as part of the development and the soft stripout shall be carried out in accordance with the approved plans and particulars.

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 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Before the development commences a schedule for the refurbishment/repair of the existing roof, including details of any replacement roof covering, shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall provide for the retention of the existing roofing materials. Any replacement roof covering shall be agreed 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 in accordance with saved policy of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) No rainwater goods nor pipes shall be neither installed nor affixed other than rainwater goods and pipes constructed of cast iron and coloured black and maintained accordingly.

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 in accordance with saved policy of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

9) No works, including repair to existing windows shall commence until details of the work has been submitted to and approved in writing by the City Council as local planning authority. Such works should not include for the removal or replacement of any original windows unless otherwise approved in writing by the City Council as local planning authority and any such proposal shall be accompanied by a full justification for such works, including a structural survey, details of why repair and refurbishment of such windows is not viable and details, including materials and cross sections, of any proposed replacement windows.

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 in accordance with saved policy of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

10) Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

11) No development that is hereby approved shall commence a scheme has been submitted to and approved in writing by the City Council as local planning authority for the phased refurbishment and renovation of the clock tower, including a timescale for its implementation and future maintenance. The approved scheme shall be fully implemented 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 policy SP1 and DM1 of Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan and the guidance contained within the National Planning Policy Framework.

12) No development that is hereby approved shall commence a scheme has been submitted to and approved in writing by the City Council as local planning authority for the identification of a public accessible room or area with the building that shall incorporate reinstated features reflecting the original details of the building. The approved scheme shall be fully implemented in accordance with the approved details before the first occupation of the building.

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 policy SP1 and DM1 of Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan and the guidance contained within the National Planning Policy Framework.

### **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: 099415/LO/2012/N2 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 held by the Planning Division.

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

South Manchester Regeneration - Central SRF  
7 Legh Street, Manchester, M13 9HU  
10 Bryant Close, Manchester, M13 9DL  
2 Bryant Close, Manchester, M13 9DL  
5 Legh Street, Manchester, M13 9HU  
4 Bryant Close, Manchester, M13 9DL  
3 Legh Street, Manchester, M13 9HU  
6 Bryant Close, Manchester, M13 9DL  
1 Legh Street, Manchester, M13 9HU  
8 Bryant Close, Manchester, M13 9DL  
25 – 35 Lauderdale Crescent, Manchester, M13 9FB  
65 Plymouth Grove, Manchester, M13 9LU  
Renshaw House, Hyde Grove, Manchester, M13 9LQ  
23 Plymouth Grove, Manchester, M13 9LU  
Flat 1A, 23 Plymouth Grove, Manchester, M13 9LU  
Flat 2B, 23 Plymouth Grove, Manchester, M13 9LU  
Flat 3C, 23 Plymouth Grove, Manchester, M13 9LU  
Flat 4D, 23 Plymouth Grove, Manchester, M13 9LU  
Flat 5E, 23 Plymouth Grove, Manchester, M13 9LU  
Flat 6F, 23 Plymouth Grove, Manchester, M13 9LU

Flat 7G, 23 Plymouth Grove, Manchester, M13 9LU  
Flat 8H, 23 Plymouth Grove, Manchester, M13 9LU  
Flat 9J, 23 Plymouth Grove, Manchester, M13 9LU  
Flat 10K, 23 Plymouth Grove, Manchester, M13 9LU  
2 Hyde Grove, Manchester, M13 9LQ  
Flat 1, 2 Hyde Grove, Manchester, M13 9LQ  
Flat 2, 2 Hyde Grove, Manchester, M13 9LQ  
Flat 3, 2 Hyde Grove, Manchester, M13 9LQ

**Representations were received from the following third parties:**

**Relevant Contact Officer :** Carl Glennon  
**Telephone number :** 0161 234 4530  
**Email :** c.glennon@manchester.gov.uk