

Application Number	Date of Appln	Committee Date	Ward
113662/LO/2016	28 Sep 2016	20th Oct 2016	Ancoats and Clayton Ward

Proposal Listed Building Consent for the erection of basement, ground, first and part second floor extension to form rehearsal and practice facilities and archive (Class D2) together with ground floor cafe (Class A3)

Location Halle St. Peter's, 40 Blossom Street, Manchester M4 6BF

Applicant Mrs Val Hawkin , Halle Concerts Society, The Bridgewater Hall, Lower Mosley Street, Manchester M1 5HA

Agent Mr John Boardman, Stephenson Studio, 3 Riverside Mews, 4 Commercial Street, Manchester M15 4RQ

Description

The Application site is located within the Ancoats area of Manchester, is approximately 0.13 hectares, and is bounded by Blossom Street to the north west, Murray Street to the north east, Hood Street to the south east, and public open space, Cutting Room Square, to the south west.

The site contains the permanent home of the Halle Concerts Society, within the grade II Listed former St. Peter's Church. The Halle completed the conversion of this former Anglican church in 2013. The building is known as Halle St. Peter's.

The space within Halle St. Peter's is used as permanent rehearsal and recording space for the Halle's youth and adult ensembles, and for education and community outreach work. Space can also be hired out for use by, for example, other music ensembles, for wedding services and receptions, and for corporate use.

Located between the southwestern building line of Halle St. Peter's and Cutting Room Square, the site contains an area currently bounded in black weldmesh fencing, which was identified as the location of a potential extension to St. Peter's at the time of the Halle's conversion of St. Peter's. The area is currently used as a temporary, informal parking and waste management area for the Halle.

The site is located within the Ancoats Conservation Area, which was designated in 1989, and contains a number of buildings and structures that mark the area's history as part of the Industrial Revolution, including the Murrays cotton mill complex, and canal waterways.

The Halle St. Peter's building is an attractive, landmark grade II Listed, red brick and slate building, with a tall eccentrically located campanile tower with flinted pyramidal slate roof, a feature rose window within the Cutting Room Square gable elevation, and an apsidal east end to Murray Street.

The area surrounding Halle St. Peter's is an emerging mixed residential and commercial area, as established by the Ancoats and New Islington Neighbourhood Development Framework (2014). Office and apartment buildings, with active café, bar and shop uses at ground floor, surround Halle St. Peter's, and the adjacent Cutting Room Square, which is a public square, containing seating and art installations.

Further significant developments are set to be constructed on adjacent sites to Halle St. Peter's. The Manchester Life Development Company has commenced work to develop residential and mixed use schemes on sites off Hood Street, Murray Street and Blossom Street (ref.s 111742/FO/2016/N1, 110077/FO/2015/N1, and 109593/FO/2015/N1).

The former church of St. Peter was designated a grade II Listed Building in 1974, as a disused church dating from 1859-60 by Isaac Holden and Son. St. Peter's was built for members of the local Anglican community, including mill workers and their families, to hold a congregation of approximately 1,350 people, and was consecrated in 1860.

The plan form of the building has not altered significantly, however, the surrounding townscape has altered, including the demolition of two-storey buildings that previously abutted the southwestern elevation, which contains the rose window, and where the area currently bounded by black weldmesh fencing exists.

Following the terminal decline of the cotton industry in the 1950's, St. Peter's closed shortly after its centenary in 1960. The vast majority of the interior of the church, including plasterwork to ceilings and walls, and timber work, including the timber floor and pews were lost through theft, water ingress, fire and vandalism between 1960 and 1997. A small section of front gallery panelling remains, and is currently incorporated into the balustrade to an internal access ramp. Cast iron work columns, which divide the building into a nave and two aisles, also significantly remain, along with one gasoliers.

Roofing slates were also stripped from parts of the roof, and the external railings stolen. The building was described during this time to be a symbol of neglect and dereliction in Ancoats.

The Ancoats Buildings Preservation Trust, established in 1996 to save significant buildings within Ancoats, acquired St. Peter's in 1997. Enveloping works commenced in 1998 in order to reinstate the fabric of the building, to protect the building from further decay. The Heritage Lottery Fund and the North West Development Agency funded further works to the building.

Further to the Halle's conversion of St. Peter's in 2013, the Halle Concerts Society is now applying for Listed Building Consent upon the area of the site currently enclosed by weldmesh fencing, adjacent to Cutting Room Square, together with an adjoining section of Cutting Room Square, for the erection of a basement, ground, first and part second floor extension, to form rehearsal and practice facilities, and archive (Class D2), together with ground floor cafe (Class A3).

The extension will have a total floor area of 914 square metres, and is designed to operate in conjunction with the current operations within Halle St. Peter's. An area of 35 square metres of Cutting Room Square, which is owned by the Homes and Communities Agency, and maintained by the City Council is also included within the Application site, in order to allow for the provision of a disabled access ramp with a 1500mm wide internal clear width, and ambulant disabled steps, with tactile paving to top and bottom of steps.

The design for the proposed extension was chosen through a RIBA (Royal Institute of British Architects) competition. The winning design submitted by Stephenson Studio, Manchester, is that currently under consideration through this Application.

Spaces created within the extension are designed for orchestral and choral practice for both adult and children's choirs and orchestras; they will also provide green rooms, storage/archive spaces, community engagement workshop and visiting artist space. The concept is to create a diverse and flexible facility within an enlarged Halle St. Peter's building, which can be used in several modes, and can be hired out. The café is an integral proposal to the use of the building, as it will be available to people hiring the Halle, staff and visitors to the Halle, and members of the public.

This Listed Building Consent Application should be read in conjunction with Planning Application 113569/FO/2016.

Planning History:

Listed Building Consent was sought by the Ancoats Buildings Preservation Trust and granted in 1998 ref. 054928/LO/NORTH2/98 for the temporary installation of new trusses and metal profiled decking to side aisles.

Listed Building Consent was sought by the Ancoats Buildings Preservation Trust and granted in 2002 ref. 063870/LO/NORTH1/01 for an extension to the temporary listed building consent for installation of new trusses and metal profiled decking to side aisles (approved under ref.054928/LO/NORTH2/98) for a further period of two years.

Listed Building Consent was sought by the Ancoats Buildings Preservation Trust and granted in 2004 ref. 070880/LO/2004/N1 for external repairs and the re-instatement of windows, doors and other materials. The internal re-instatement of lost detail including first floor, gallery and ceiling. The Addition of an internal disabled access lift and toilets.

Listed Building Consent, Planning Permission and Conservation Area Consent were sought by the Embroiderers Guild and granted in 2006 for the erection of a three storey extension to St Peters Church following the demolition of 9-13 Hood Street, together with alterations to St Peters Church to create an exhibition centre (ref. s 078485/LO/2006/N1, 078484/FO/2006/N1 and 078486/CC/2006/N1).

Planning Permission was sought by the Halle Concerts Society and granted in 2012 for the change of use of the former church building to rehearsal and performance use, with associated internal and external alterations (ref. 098781/FU/2012/N1).

Listed Building Consent was sought by the Halle Concerts Society and granted in 2012 for works including installation of acoustic treatments, installation of secondary glazing, creation of welfare facilities within vestry, creation of first floor within South porch, alterations to walls and doors, installation of new flooring, together with other associated works, in connection with change of use to rehearsal and performance space

(ref. 098780/LO/2012/N1).

Listed Building Consent and Planning Permission were sought by the Halle Concerts Society and granted in 2014 for the installation of replacement external stained glass window panes to western façade Rose Window (ref.s 106039/FO/2014/N1 and 106040/LO/2014/N1).

Consultations

Local residents/public opinion - One objection has been received in respect of this planning application. The comments can be summarised as follows:

The City of Manchester is trading its history in return for very little. The building is grade II Listed and in the heart of the Ancoats Conservation Area (which is supported financially by local residents).

The submitted reports pay little attention to the overall area and its historic value in the National history. As we erode each building little by little the area is losing its character. I accept the need to develop to make spaces usable to modern tenants, but I do not accept that making such fundamental changes to historic buildings can be justified.

The proposal is an enormous extension, which totally obliterates the building from the main viewing point of Cutting Room Square. The extension is too high, and permission should not be granted for any extension that conceals the rose window.

I know that this objection will carry little weight, as the Council has already shown its judgement in granting permission for the monstrous building on Hood Street. This is the most unique historic area of Manchester being as it is the cradle of the Industrial Revolution. Once the character has gone, it will be lost for ever.

Historic England - Specialist staff have considered the information received and we do not wish to offer any comments on this occasion. This Application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

Manchester Conservation Areas and Historic Building Panel - To be provided further to publication of the minutes of the meeting.

Greater Manchester Archaeology Advisory Service - Agree with the findings of the archaeological desk based assessment by Paul Butler Associates, in that there is no especial archaeological interest or potential here, as the plot was developed quite late on in the 19th Century, and does not have the social or industrial archaeological research interest of some of the adjacent plots where we have had considerable

archaeological success. Therefore, GMAAS recommend that no further archaeological mitigation is required for this scheme.

Other matters:

Publicity - As the proposal relates to grade II Listed Halle St. Peter's, located within the Ancoats Conservation Area, the Application has been advertised in the local press (Manchester Evening News), as being of public interest, affecting the Listed Building and the Conservation Area. A site notice was displayed at the Application site for the reasons the Application was advertised in the local press. In addition, notification letters have been sent to local residents and businesses within the surrounding area.

Policy

The Development Plan

The Development Plan consists of:

- o The Manchester Core Strategy (2012); and
- o Saved policies of the Unitary Development Plan for the City of Manchester (1995)

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) and 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 as directed by the National Planning Policy Framework (NPPF).

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows:

Policy SP1 'Spatial Principles' states that one of the key spatial principles is the emphasis on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

All development should have regard to the character, issues and strategy for each regeneration area - in this case East Manchester. In addition, new development will be encouraged that maximises the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport. The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development.

The policy goes on to state that development in all parts of the City should:

- o Make a positive contribution to neighbourhoods of choice including;
- o Creating well designed places that enhance or create character.
- o Making a positive contribution to the health, safety and well being of residents;
- o Considering the needs of all members of the community;
- o Protect and enhance the built and natural environment.
- o Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- o 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.

The proposal complies with policy SP1 in that it will enhance the provision of an internationally renowned cultural use, within a well designed extension to a landmark Listed building, which, prior to the Halle's conversion and occupation, was a building at risk, having been vacant for a prolonged period of time. Halle St. Peter's is of historical significance, and the proposal will ensure that the building will remain for future generations. The application site is located within a highly sustainable location where there is access to a range of public transport facilities.

Policy EN1 'Design principles and strategic character areas' states that all development in Manchester will be expected to follow the seven principles of urban design. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Proposals for new development must clearly detail how the proposed development addresses the design principle, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategic objectives.

Policy EN3 'Heritage' states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

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, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

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

The proposal complies with policies EN1 and EN3 in that the overall design of the building promotes good modern design, which contributes positively to the historic and special character and appearance of St. Peter's and the Ancoats Conservation Area. The provision of the renowned cultural facility of Halle St. Peter's supports the achievement of Core Strategic Objectives.

The works will preserve Halle St. Peter's in situ, and the new extension will enhance the setting of the Listed Building in the Conservation Area. The extension will provide an award winning piece of complementary modern architecture, in place of the current vacant area between Cutting Room Square and St. Peter's. A conservation approach will be taken as regards works to St. Peter's to enable the construction of the extension, ensuring that minimal intervention is made to the historic fabric.

Policy DM1 'Development Management' all development should have regarded the following specific issues:-

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area;
- o Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise;
- o Community safety and crime prevention;
- o Design for health;
- o Adequacy of internal accommodation and external amenity space;
- o Refuse storage and collection;
- o Vehicular access and car parking;
- o Effect on biodiversity, archaeological or built heritage;
- o Green infrastructure;
- o Flood risk and drainage.

The proposal complies with policy DM1 in that the scheme will respect the built heritage at the site through careful consideration of the historic fabric and its preservation for future generations. The former St. Peter's church building will be altered, and the view of the rose window from outside of the site will be obscured, however, the interventions to the existing building fabric are minimal, and the extension will enhance the character and appearance of the Listed Building within the Conservation Area, due to the design and siting.

It is considered that this is part of a new chapter in the building's life and will ensure that St. Peter's is retained for the future, enabling it to have a positive impact on the Conservation Area. The new extension is sited appropriately, and responds to St. Peter's in terms of scale, mass and design.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the Core Strategy.

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material, and therefore,

have been given due weight in the consideration of this planning application. The relevant policies are as follows:

Saved policy DC18 'Conservation Areas' states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

The proposal will comply with saved policy DC18 in that the scheme will preserve and enhance the character of the Ancoats Conservation Area. The scheme secures the retention of the landmark listed St. Peter's church, enhances the vacant site adjoining Halle St. Peter's, and retains the gridiron pattern of development.

Saved policy DC19 'Listed Buildings' 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. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

The proposal complies with policy DC19 in that appropriate and sensitive work will be undertaken in relation to Halle St. Peter's. The works will preserve St. Peter's in situ, and the extension will enhance the setting of the Listed Building in the Conservation Area. A conservation approach will be taken.

Saved policy DC20 'Archaeology' states the Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:

- a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.
- b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.
- c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

Further to the compilation of an Archaeological Assessment, no further archaeological mitigation is required for this scheme.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the UDP.

Other material policy considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are:

- o Chapter 2 'Design' - outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment;
- Paragraph 2.7 states that encouragement for "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified form which blends in with, and links to, adjacent areas.
- Paragraph 2.8 suggests that in areas of significant change or regeneration, the future role of the area will determine the character and design of both new development and open spaces. It will be important to ensure that the development of new buildings and surrounding landscape relates well to, and helps to enhance, areas that are likely to be retained and contribute to the creation of a positive identity.
- Paragraph 2.14 advises that new development should have an appropriate height having regard to the location, character of the area and specific site circumstances. Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations.
- Paragraph 2.17 states that vistas enable people to locate key buildings and to move confidently between different parts of the neighbourhood or from one area to another. The primary face of buildings should lead the eye along important vistas. Views to important buildings, spaces and landmarks, should be promoted in new developments and enhanced by alterations to existing buildings where the opportunity arises.
- o Chapter 11 'The City's Character Areas' - the aim of this chapter is to ensure that new developments fit comfortably into, and enhance the character of an area of the City, particularly adding to and enhancing the sense of place.

Ancoats and New Islington Regeneration Framework (2014)

This framework was adopted by the City Council's Executive in October 2014, and forms a material planning consideration in the determination of planning applications in the area.

The framework sets out a number of character areas. This site falls within the Ancoats core, which represents the historic core of Ancoats, and is comprised of a mix of building types structured around a grid network of streets.

The key objective for the Ancoats core is to build on the distinct character of the area through the restoration and re-use of historic buildings, and the addition of new buildings on vacant or underutilised pieces of land.

The restoration of St. Peter's Church, as a rehearsal space for the Halle Orchestra and event space, is stated in the Framework to be part of the delivered and committed investment in infrastructure to achieve regeneration.

East Manchester Strategic Regeneration Framework (2008-2018)

The Eastlands Strategic Regeneration Framework (SRF) was revised in November 2007. It identified the progress made in East Manchester since 2001, but also sets out the strategic direction for the next 10 years, in order to continue the holistic regeneration of the area.

A key objective of the framework is to increase local employment opportunities by attracting investment. East Manchester is seen as a major investment location with a key role in the development of a complete City region, in order to become one of the premier destinations for new investment and leisure visitors in the North West.

Investment in the public realm, and creation of high quality buildings, assists in improving the image of the area.

National Planning Policy Framework

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraph 8 of the NPPF goes on to state that these roles should not be undertaken in isolation:

"to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system"

Paragraph 9 of the NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life. This includes making it easier for jobs to be created in cities.

Section 4 outlines the Governments objectives in respect of promoting sustainable transport, in particular developments should be supported that exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

Section 7 'Requiring Good Design' outlines the Governments expectations in respect of new developments:

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (paragraph 56)

Paragraph 58 states that local plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. In particular, planning policies and decisions should aim to ensure that developments:

- o Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- o Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- o Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;
- o Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 goes on to state that:

"Local planning authorities should "concentrate in guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally"

Paragraph 63 of the NPPF also states that great weight should be given to outstanding or innovative design which helps raise the standard of design more generally in the area.

Paragraph 65 goes onto to state that buildings which are incompatible with an existing townscape but are of high level of sustainability in general can be supported if mitigated by good design.

Paragraph 9 of the NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life. This includes making it easier for jobs to be created in cities.

Section 12 outlines the Governments objectives in terms of conserving and enhancing the historic environment. 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. Where a site on which development is proposed includes or has the

potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

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.

In determining planning applications, local planning authorities should take account of:

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

Paragraph 132 goes on to state 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are as follows:

Design states that where appropriate the following should be considered:

- o layout - the way in which buildings and spaces relate to each other
- o form - the shape of buildings
- o scale - the size of buildings
- o detailing - the important smaller elements of building and spaces
- o materials - what a building is made from

Conserving the historic environment states that consideration is given to the decision taking in determining applications of a historic nature, in particular the weight given to viable uses that may be harmful to a Listed Building. The NPPG states that Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised. The policy in addressing substantial and less than substantial harm is set out in paragraphs 132 - 134 of the National Planning Policy Framework.

The NPPG also provides guidance on how to assess if there is substantial harm as a result of a proposal, that is, if a proposal causes substantial harm on the significance of the heritage asset.

In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial

harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Policy on substantial harm to designated heritage assets is set out in paragraphs 132 and 133 to the National Planning Policy Framework.

The NPPG also considers how proposals can avoid or minimise harm to the significance of a heritage asset. This states that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.

Further guidance is also given on the definition of public benefits. Such benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- o sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- o reducing or removing risks to a heritage asset
- o securing the optimum viable use of a heritage asset in support of its long term conservation

Issues

Principle:

The application site is located within the Regional Centre, as allocated on the Proposals Map contained within the Manchester Core Strategy (2012), and forms part of the East Manchester Regeneration area. Policy SP1 states that this area will be the focus for economic and commercial development, retail, leisure and cultural activity along side high quality city living.

Policy SP1 seeks to encourage development on previously developed land, and the conversion and re-use of vacant buildings to create neighbourhoods of choice. The application site, within the key regeneration area of Ancoats and New Islington,

includes a recently refurbished and converted landmark building, and a vacant site upon which an RIBA award winning extension is proposed.

The restoration of St. Peter's Church, as a rehearsal space for the Halle Orchestra and event space, is stated in the Ancoats and New Islington Neighbourhood Development Framework to be part of the delivered and committed investment in infrastructure to achieve regeneration.

Further to the Halle's conversion of St. Peter's in 2013, the Halle Concerts Society is now applying for Planning Permission upon the area of the site currently enclosed by weldmesh fencing, adjacent to Cutting Room Square, together with an adjoining section of Cutting Room Square, for the erection of a basement, ground, first and part second floor extension, to form rehearsal and practice facilities, and archive (Class D2), together with ground floor cafe (Class A3).

This proposal is considered to be acceptable in principle, as it accords with the growth principles identified within policy SP1 of the Core Strategy along with the principles and aspirations outlined in the Ancoats and New Islington Development Framework.

Siting/layout:

Policies EN1 and DM1 of the Core Strategy along with the Guide to Development in Manchester, require that consideration be given to layout of new developments ensuring that they respond to the surrounding context, and maximise frontages with the street scene and other important features of sites.

The proposed extension will be located upon a currently vacant site, upon which two-storey buildings were historically located. The proposed building will be located to the back of the Blossom Street and Hood Street footways, as is the character of development in the area. The layout of development will result in an active and open frontage to Cutting Room Square, including a main entrance and Cafe.

At ground floor, a singular dramatic main entrance is provided as a triple height volume with glass roof to offer full views of the campanile tower on entry.

Scale/massing:

The Guide to Development in Manchester SPD advises that consideration should be given to the scale of new developments, and to ensure they are informed by their context. Where buildings are of different scale to their surroundings they should be of the highest quality and be of landmark status.

Contextual scale drawings have been submitted, which demonstrate the relationship between the surrounding existing buildings and the proposed extension. The Ice Plant mixed residential and commercial development, is located to the north of the proposed extension to Halle St. Peter's, along Blossom Street. Ice Plant is high rise, and undulates in scale, ranging from 23.5 up to 30 metres high adjacent to the Halle St. Peter's campanile tower. The front building line of the Ice Plant development is situated approximately 8.5 metres away from the Blossom Street elevation of the proposed extension. The residential accommodation within Ice Plant is located above the double height ground floor. The proposed extension to Halle St. Peter's

will be located opposite a section of four floors of residential accommodation within Ice Plant for a distance of approximately 14.5 metres from the existing rear building line of the campanile tower.

The 16 metre high office building Jactin House is located to the south of the proposed extension to Halle St. Peter's, along Hood Street. The front building line of Jactin House is situated approximately 9.5 metres away from the Hood Street elevation of the proposed extension. The proposed extension will be located opposite Jactin House for a distance of approximately 8 metres from the rear building line of the existing southwest porch of Halle St. Peter's at a maximum height of approximately nine metres. The extension will then step up to the eaves height of Jactin House for a distance of approximately 12 metres.

The proposed extension will also be located adjacent to the proposed Manchester Life development adjacent to Hood Street. Consent has been granted adjacent to Jactin House for the erection of part 9, part 8 and part 5 storey building to form ground floor commercial floor space (Use Classes A1, A2, A3, B1 D1 (excluding place of worship) (149 sqm) at ground floor facing Cutting Room square along with 3 residential town houses and 28 residential apartments (Use Class C3) to form 31 residential units in total and creation of 115 space residential car park with access from Jersey Street along with boundary treatment and other associated works (ref. 109593/FO/2015/N1).

The scale and massing of the extension is designed to relate to the context of adjoining Halle St. Peter's, and the surrounding buildings. The extension is subservient in terms of height in comparison to the former Church building, Ice Plant, Jactin House and the Manchester Life development. In terms of the relationship with St. Peter's, the Architect advises that the extension is conceived as a classically proportioned contemporary metaphor of the existing proportions of St. Peter's. The square volume to Cutting Room Square relates to the eaves height of St. Peter's. In terms of quality, the proposed extension has won a RIBA competition, and will be attached to a landmark Listed Building.

It must also be noted that buildings originally occupied the Application site, and an extension to the Church has historically been granted in the same location as the extension now being proposed (ref. 078485/LO/2006/N1, 078484/FO/2006/N1 and 078486/CC/2006/N1). Roads will provide separation between the extension and surrounding buildings, as is the character of other developments in Ancoats, as design responds to the dense and historic urban grid iron pattern of development.

Appearance/Visual amenity:

Policy EN1 of the Core Strategy states that opportunities for good design, which enhance the overall image of the City, should be fully realised. This is reiterated within the Guide to Development in Manchester SPD along with the NPPF.

The Architect explains that the form of the extension is generated by the stringent acoustic requirements and use of the spaces. The brick plinth with expansive glazing to the ground floor café and brick extrusion to Blossom Street conceals the second performance/multi-use space and the triple height entrance volume.

The brick plinth references the vernacular of the area of red brick, whilst providing a proportional contrast to the existing brickwork of St. Peter's. The brickwork plinth also provides the cradle upon which the bronze /Cor-Ten steel box sits. The box is conceived as a ribbed profiled form, which takes inspiration from the industrial context of the area. Rooflight separation allows internal views to St. Peter's and the stained glass rose window.

A condition is required to enable the agreement of the detail of materials to be used in the elevational treatment of a small area of the extension between the campanile tower and the main body of the extension to the Blossom Street elevation. This is in the interests of visual amenity, and the character and appearance of the building, the streetscenes, and the Ancoats Conservation Area, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

The elevational treatment between the campanile tower and the main body of the extension to the Blossom Street elevation is currently proposed to be an area of recessed brick, with glazing above. The concern is that the recessed brick area does not work sufficiently in terms of urban design and visual amenity, and has the potential to have a much more positive relationship with the streetscene. A condition will permit the exploration of options.

Regarding this section of the Blossom Street elevation, the Architect states (paraphrased), "our proposal has been very carefully thought out to subtly orchestrate a happy marriage between old and new, with both elements remaining true to themselves. The plinth of redbrick is intended to grow from the church, giving formal continuity. The plinth continues to be a cradle to the main event performance space. The panel of brickwork is recessed back from the face of the tower. It is also of a similar height. A disconnect is further enhanced by the panel of glass above. This is a much more subtle transition than, for example, a fully glazed slot, which we believe to be something of a cliché."

A further condition to enable the agreement of samples of all other proposed materials is required, in the interests of the character and appearance of the building and Conservation Area, and the integrity of the design, pursuant to policies EN1, EN3, DM1, SP1, DC18 and DC19.

Impact on Heritage:

Policy EN3 of the Core Strategy, along with saved Policy DC19 of the Unitary Development Plan and section 12 of the NPPF, states that consideration must be given to the impact of new developments on heritage assets. In this instance, the application site is located within the Ancoats Conservation Area and includes grade II Listed Halle St. Peter's.

The following impacts on heritage assets must be considered. The direct impact of development on St. Peter's church, including removal of fabric and alteration works. The indirect impact caused by development on the setting of St. Peter's and on the setting of the Ancoats Conservation Area.

The applicant has prepared a Heritage Assessment in support of their Applications. As outlined within the submitted Heritage Assessment, the former church of St. Peter

was designated a grade II Listed Building in 1974, as a disused church dating from 1859-60 by Isaac Holden and Son. St. Peter's was built for members of the local Anglican community, including mill workers and their families, to hold a congregation of approximately 1,350 people, and was consecrated in 1860.

The plan form of the building has not altered significantly; however, the surrounding townscape of the Ancoats Conservation Area, designated in 1989, has altered, including the demolition of two-storey buildings that previously abutted the southwestern elevation, which contains the rose window, and where the area currently bounded by black weldmesh fencing exists.

Following the terminal decline of the cotton industry in the 1950's, St. Peter's closed shortly after its centenary in 1960. The vast majority of the interior of the church, including plasterwork to ceilings and walls, and timber work, including the timber floor and pews were lost through theft, water ingress, fire and vandalism between 1960 and 1997. A small section of front gallery panelling remains, and is currently incorporated into the balustrade to an internal access ramp. Cast iron work columns, which divide the building into a nave and two aisles, also significantly remain, along with one gasoliers.

The Ancoats Buildings Preservation Trust, established in 1996 to save significant buildings within Ancoats, acquired St. Peter's in 1997. Enveloping works commenced in 1998 in order to reinstate the fabric of the building, to protect the building from further decay. The Heritage Lottery Fund and the North West Development Agency funded further works to the building.

The Halle Concerts Society completed the conversion of this former Anglican Church in 2013. The building is the permanent home for the Halle, and is known as Halle St. Peter's.

The listed building entry (3/10/1974), the starting point for assessment of significance, describes the building as follows:

'Former Church of St. Peter, now disused. 1859-60, by Isaac Holden & Son. Red brick with dressings of white brick, slate roofs. Romanesque style. Nave with apsidal east end, north and south aisles and transepts, north-west tower. Tall square campanile tower with very tall first stage and belfry stage divided by a cornice, short set-back top stage; panelled sides to the 1st stage with Lombard friezes, large round-headed doorway on north side with set-in shafts, keystone and double-doors with ornamental strap hinges, round-headed lancet above doorway and very small lancet near top; round-headed 2-light louvered belfry windows, stylised and polychrome frieze; small round-headed window with flanking lancets to top stage; swept pyramidal roof. Four-bay aisles with sill-band to round-headed windows with imposts linked to raised panels pendent from Lombard frieze; low gabled transepts with stepped tripartite windows in similar style. Arcaded clerestory with coupled windows between blind arches. All windows have white brick heads and most were boarded at time of survey. Interior not inspected but reported (by Pevsner) to have 5 lofty bays with thin cast-iron columns and semi-circular brick arches, superb roof: segmental plaster vault with slight coffers divided into bays by four elegant cast-iron trusses with enriched spandrels; bench ends also cast-iron.'

The Planning (Listed Buildings and Conservation Areas) Act 1990 under Section 66 of the Act sets out the authority's general duty in respect of listed buildings in exercise of its planning functions. It states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest in which it possesses.

The above statutory framework is to be read in conjunction with Section 12 of the National Planning Policy Framework (NPPF), which relates to conserving and enhancing the historic environment. Paragraph 131 states that in determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 goes on to outline 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. The more important the asset, the greater weight it should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Finally, Paragraph 134 has particular reference to this case, as it relates to where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset. It states that this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In this case, the development proposals include the erection of a three storey extension to a grade II listed building, within a Conservation Area, and therefore, the development will have an impact on the character and setting of this listed building and the Ancoats Conservation Area. The Local Planning Authority must decide the level of the harm caused from these impacts, and whether they are considered to be substantial or less than substantial. Planning Practice Guidance states that what matters in assessing if a proposal causes substantial harm, is the impact on the significance of the heritage asset, and significance derives not only from a heritage asset's physical presence, but also from its setting. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

The direct impact of development on St. Peter's church, including removal of fabric and alteration works:

It is assessed that St. Peter's has a medium-high significance as a purpose built church to accommodate a rapidly expanding population. The building has retained much original form and fabric, including cast iron fabric, and the design is influenced by John Ruskin. The building is an important contributor to the streetscape and Conservation Area.

The works to the Cutting Room Square western elevation of St. Peter's, including removal of fabric and alteration works, will have a direct impact on the fabric of the Listed Building. As analysed within the submitted Heritage Assessment, the majority of the works will have either a neutral or minor negative impact on the fabric and significance of St. Peter's, and no works will have a high negative impact, as confirmed as follows.

Ground floor:

A new main entrance doorway opening, to allow access through into St. Peter's from Cutting Room Square, is proposed to be created within the base of the campanile. The opening to be made to the building will be 1800mm by 2100mm. This intervention is assessed to have a neutral impact, as this section of the building was not intended to be visible, as built form historically abutted this elevation of the campanile. A condition is required to control the detail of this intervention, pursuant to saved policy DC19 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

A double-doorway opening 2750mm by 2100mm, is also proposed to be created between the church and extension. This will involve the removal of the lower part of the arched headed window to the southern aisle, retaining the upper portion of window. This intervention is assessed to have a moderate negative impact, as the fenestration and secondary glazing is not original, the detail can be recorded and the opening could be reinstated. A condition is required to control the detail of this intervention, pursuant to saved policy DC19 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

It is also proposed to insert new steps to a raised level within the campanile, to attach loading doors to the listed building, with associated ramp, and to install a secondary escape stair to the southern entrance. It is assessed that these interventions have a neutral impact upon the listed building, as works are reversible, and in the case of the steps, the works do not involve historic fabric.

The remaining timber panel section of part of the 1860 western seating gallery, which carries the lettering 'Te Deum Laudamus', was incorporated into the existing ramped access as part of the conversion of St. Peter's for the Halle. As the scheme for the extended Halle St. Peter's includes the removal of this ramped access, it is proposed this surviving timber panel section will be fixed as dado and backlit to the wall of the main rehearsal space. It is assessed that this will be of neutral impact to the building, as the panel was historically displaced, and will remain visible within the building. A condition is required to control the detail of this intervention, pursuant to saved policy DC19 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

First Floor:

The control room is to be relocated from its current position in the southern porch to a new room created in the service void of the tower. It is proposed to insert a doorway into the campanile 1100mm by 2100mm, to provide access to the control room. It is also proposed to insert a new doorway 1100mm by 2100mm in the western elevation of the entrance to provide an escape route from the new secondary escape stair in the southern entrance. It is considered these works will have a minor negative

impact, as works are reversible, and will not impact upon fenestration or architectural detailing. A condition is required to control the detail of these interventions, pursuant to saved policy DC19 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

The glazed roof of the extension will join the listed building at first floor level. It is assessed that the installation of the roof will have a neutral impact on the building, as the roof structure will not cut across or obscure fenestration and the works are reversible. A condition is required to control the detail of the methods of affixing and abutting the extension to the fabric of the listed building, pursuant to saved policies DC19 and DC18 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

The basement and second floor of the extension will not connect to the listed building.

It is concluded that none of the works will substantially harm the overall significance of the listed building. The form of the building and remaining detail, including cast iron work and timber balcony panel, will remain for future generations. The works are generally to the western elevation, which was obscured by built form, and not intended to be visible.

The indirect impact caused by development on the setting of St. Peter's and on the setting of the Ancoats Conservation Area:

The site of the proposed extension, to the western elevation of the building, was formerly occupied by two-storey adjoining built form, and it was not the intention that this elevation should be viewed in the streetscenes. The site currently consists of an informal area bounded by weldmesh fencing, and a 35 square metre paved section of Cutting Room Square, which currently contains lighting columns, mobile planters and services.

The proposed development will alter the appearance of the streetscenes surrounding St. Peter's, as has previously historically happened, as demonstrated by the submitted Archaeological report. It is considered that the removal of the informal area bounded by weldmesh fencing will benefit the character and appearance of the Conservation Area, as these are detracting non-historic elements.

Views of the site towards the East along Blossom Street are of the western elevation of St. Peter's, the area bounded by weldmesh fencing, and Cutting Room Square. The campanile tower and rose window are prominent features of this streetscene. As the western elevation of the building was generally hidden by built form, this part of the building lacks architectural detail, and uses less expensive brick than the other elevations of the building. The proposed extension will reduce the visibility of the western elevation, as has historically been the case, and will remove the rose window from view from outside of the site, however, the rose window will remain in situ, and will remain visible from within the building, and the tower will remain as a prominent landmark feature in the streetscene. It is assessed that, on balance, the extension will have a minor negative impact upon this streetscene, as the view of the rose window will be obscured from outside the site.

Views of the extension looking south along Sherratt Street from long range will not be possible, as the new development being constructed on land between Blossom Street and Loom Street will obscure views of the extension. At closer range, the extension will appear subservient to St. Peter's, and will appear in place of the current detracting fencing. It is assessed that the extension will accordingly have a minor positive impact upon this streetscene.

A restricted view of the extension will appear looking eastwards along Blossom Street towards Cutting Room Square, and again the extension will appear subservient to St. Peter's. The extension will reinstate views of built form lost following the removal of the buildings previously attached to the western elevation. On balance, it is assessed that the extension will accordingly have a minor positive impact upon this streetscene.

Looking west along Hood Street, the new extension will be visible, but not dominant, above the southern porch. On balance, it is assessed that the extension will accordingly have a minor positive impact upon this streetscene.

Looking eastwards along Hood Street, the extension will be visible, and views of the southern porch will be obscured by the extension, however, the extension will return views of built form to the western elevation, and the campanile tower will continue to be the prominent feature of the building. On balance, it is assessed that the extension will accordingly have a minor positive impact upon this streetscene.

Conclusion:

On the basis of the assessment of the direct impact of development on St. Peter's church, including removal of fabric and alteration works, and the indirect impact caused by development on the setting of St. Peter's and on the setting of the Ancoats Conservation Area, the Local Planning Authority considers that the development in this case will cause less than substantial harm to the listed building and the Ancoats Conservation Area.

Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Planning Practice Guidance outlines that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as sustaining or enhancing the significance of a heritage asset and the contribution of its setting, and reducing or removing risks to a heritage asset. Historic England guidance summarises that all grades of harm, including total destruction, minor physical harm and harm through change to the setting can be justified on the grounds of public benefits that outweigh that harm.

The less than substantial harm to the heritage assets must be given considerable importance and weight in this case, and to the desirability of preserving St. Peter's and the setting of St. Peter's and the Ancoats Conservation Area. However, it is necessary to strike the balance between this harm and the other planning benefits

that may arise from the regeneration of the application site, and the significant visual improvement to this area that the development would bring.

The public benefits of the proposal, which are considered to outweigh the minor harm identified, and to demonstrate compliance with paragraph 134 of the NPPF, include the following.

The economic and social benefits of the internationally renowned Halle Concerts Society both developing and continuing to operate the former landmark derelict building of St. Peter's, which is an objective of the Ancoats and New Islington Regeneration Framework (2014). The significant investment in Manchester generated by this development. The safeguarding of employment, and creation of local jobs. The siting of a RIBA award winning extension in place of an informal area with security fencing adjacent to a public square, which has been created to facilitate and encourage regeneration. The creation of a café with an active frontage to the public square.

Archaeology:

Policies EN3 and DM1 of the Core Strategy require that new developments should take account of heritage assets and possible preservation. Extant policy DC20 of the UDP states that where remains cannot be kept in place proper recording shall be made.

Further to the compilation and interrogation of an Archaeological Assessment, no further archaeological mitigation is required for this scheme.

Conclusion:

The proposed RIBA competition winning extension to Halle St. Peter's is supported by National and local Planning policies, as explored within this report. The scheme will complete the Halle Concert Society's headquarters in Manchester, with an extension designed to provide both the accommodation the Halle requires, to a scale commensurate in terms of built form and activity with the mixed commercial and residential grid iron character of development in the area. The development will have less than substantial harm to the designated heritage assets, and the public benefits outweigh the harm, to secure the future of the landmark grade II Listed St. Peter's for future generations, and to support the regeneration of the Ancoats Conservation Area, through providing this renowned cultural facility, with active frontage to Cutting Room Square.

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, 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 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

Article 35 Declaration

Officers have worked with the Applicant / Agent in a positive and proactive manner in order to guide the Application through all stages of the Planning process, and have resolved issues that have arisen whilst dealing with the Application.

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:

Application for Planning Permission and Listed Building Consent form, received 5/08/16, as amended by revised Certificate B, received 28/9/16
Drawing AL(05)0007 with Application site edged in red, received 27/9/16
Drawing SK-0003, received 3/10/16
Drawings AL(05)0001 P02, AL(05)0003 P01, AL(05)0004 P01, AL(05)0005 P01, AL(05)0007 P01, AL(05)0010 P01, AL(05)0011 P01, AL(05)0012 P01, AL(05)0020 P01, AL(05)0021 P01, AL(05)0022, and AL(05)0023 P01, received 5/8/16
Drawings AL(05)0002 P02 and AL(05)0006 P02, received 6/10/16

Stephenson Studio Design and Access Statement, received 5/8/16
Paul Butler Associates Heritage Assessment, received 3/10/16
Paul Butler Associates Archaeological Desk Based Assessment, received 5/8/16

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of Manchester's Core Strategy.

3) Notwithstanding the approved plans listed within Condition 2, prior to the commencement of above ground works, details of the materials to be used in the elevational treatment of the extension between the campanile tower and the main body of the extension to the Blossom Street elevation, as depicted in drawing AL(05)0021, received 5/8/16, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved materials shall be implemented as part of the construction of the scheme, and shall be so maintained.

Reason - In the interests of visual amenity, and the character and appearance of the building, the streetscenes, and the Ancoats Conservation Area, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

4) Prior to the commencement of above ground works to implement the development hereby approved, samples of the materials to be used for the construction of the exterior of the development, and the materials to be attached to the fabric of the listed building, shall be submitted to and approved in writing by the local planning authority. The development shall be constructed only using the approved materials.

Reason - In the interests of the integrity, character and appearance of the listed building and the Ancoats Conservation Area, pursuant to saved policies DC18 and DC19 of the Unitary Development Plan, and policies EN3, DM1 and SP1 of Manchester's Core Strategy.

5) Prior to the commencement of work to create the four openings in the fabric of the western elevation, full details of the proposed interventions to the building to create the four openings shown within drawing AL(05)0023 P01, received 5/8/16, and finished details, including lintol supports, and details of remaining window opening labelled 3, together with recording methodology, shall be submitted to and approved in writing by the City Council as local planning authority. The work shall be carried out in accordance with the approved details.

Reason - In the interests of the character, appearance and integrity of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

6) Prior to works to remove the control room from the southern porch, and the installation of the control room in the service void of the campanile tower, full details of the proposed works, including interventions to the building for any wiring and cabling shall be submitted to and approved in writing by the City Council as local planning authority. Works shall be carried out in accordance with the approved scheme.

Reason - In the interests of the character, appearance and integrity of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

7) Prior to works to the timber panel section of the western seating gallery with the inscription 'Te Deum Laudamus', full details of the proposed removal and relocation of the panel, including method of fixing and treatment of the panel, including full details of illumination, shall be submitted to the City Council as local planning authority for approval in writing. The panel shall be removed and relocated in accordance with the approved scheme.

Reason - In the interests of the character, appearance and integrity of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

8) Prior to the commencement of above ground works, full details of the methods of affixing and abutting the extension to the fabric of the Listed Building shall be submitted to and approved in writing by the City Council as local planning authority. The works shall be carried out in accordance with the approved details.

Reason - In the interests of the character, appearance and integrity of the Listed Building and Conservation Area, pursuant to saved policies DC18 and DC19 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

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: 113569/FO/2016 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:

Greater Manchester Archaeological Advisory Service
Historic England (North West)

A map showing the neighbours notified of the application is attached at the end of the report.

Relevant Contact Officer : Helen Hodgett
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Email : h.hodgett@manchester.gov.uk



 Application site boundary  Neighbour notification
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