

Application Number/s: 132394/FO/2021 & 132395/LO/2021

Applicant: Standard Life Investments Property Holdings Ltd

Agent: JLL

Location: 101 Princess Street, Manchester, M1 6DD

Proposal: Internal fitout works to reception and fifth floor, external plant at fifth floor roof level.

Ward: Piccadilly

Description of Site and Surrounding Area

The application relates to 101 Princess Street. 101 Princess Street is a Grade II former warehouse on Princess Street, with the listing information held at Historic England stating:

Shipping warehouse, converted to flats and offices. 1869, by Clegg and Knowles; altered. Red brick in Flemish bond, with sandstone dressings (roof not visible). Parallelogram plan on island site, with rear loading bay. Italian palazzo style. Five storeys over basement, 9 bays; plinth with banded vermiculation, rusticated quoins to the corners, cornice over ground floor, sill-bands to all upper floors, prominent cornice on paired brackets; round-headed doorway to 1st bay, with enriched pilastered surround including carved voluted keystone; segmental-headed windows to all floors, those at 1st floor with stone architraves which have cornices and pediments alternately, and all the others with keystones and slightly recessed brick reveals. Return sides similar. Interior remodelled. Forms group with No.103 to right (q.v.), and with No.101 Portland Street to left (q.v.).

The building is on an 'island' site and is bound to the north by Silver Street, the east by Abingdon Street, the south by Major Street and the west by Princess Street. The building has 6 above-ground storeys and below ground floors. The building is now occupied predominantly by offices to upper floors with lower ground entertainment/drinking establishment uses.

The building is located within the Whitworth Street Conservation Area. The building is also within the setting of other nearby listed buildings including the Grade II Listed 'Former Pickles Building', Grade II Listed 'Eastern House/Portland House', Grade II Listed 'Langley Buildings' and Grade II Listed '103 Princess Street'.

Description of Proposal

The application seeks permission for primarily internal alterations, with the only external alteration bring the addition of 1.no condenser unit to the roof of the building. a full list of alterations proposed as detailed by the applicant includes:

Reception Works

- Removal of one single door (non-original)
- Removal on one set of double doors (non-original)

- Removal of former tenant directory wall and making good of wall
- Non-original ceiling fittings removed and made good
- Installation of new door sets
- Renovations and redecoration
- Installation of new light fittings
- Installation of new tenant directory
- Installation of new wall coverings and panels
- Installation of new bench seat

Fifth Floor Internal Works

- Removal of existing pendant lights
- Strip out of existing fit-out including glazed partitions
- Patch repairs to walls and ceilings
- Renovation of male, female and disabled bathrooms
- Removal of door, partition and built in cupboard and making good
- Existing partition adjacent to disabled bathroom and comms room to be removed and area made good
- Existing kitchen area to be removed and made good
- New and refurbished floors installed throughout
- Installation of new tea point/kitchen area
- Decoration throughout

External Works

- Addition of 1no. Daikin condenser unit in finish RAL 7043 (dark grey).

Publicity LBC

Site Notice/s Posted and Dates: Posted 19/01/22, Expired 09/02/22

Press Adverts Published and Dates: None

Neighbour Notification: Notified 10/01/22

Representations Received: None

Consultations

Save Unitary Development Plan Policies:

- Conservation Areas (18)
- Listed Buildings (19)
- Development and Noise (26)

Core Strategy Policies:

- Spatial Principles (SP1)
- Employment and Economic Growth in Manchester (EC1)
- Existing Employment Space (EC2)
- Primary Economic Development Focus (CC1)
- Design and Heritage (CC9)
- Design Principles and Strategic Character Areas (EN1)

- Heritage (EN3)
- Development Management (DM1)

National Planning Policy Framework Policies:

- Achieving Sustainable Development (2)
- Decision-making (4)
- Conserving and Enhancing the Historic Environment (16)

Other

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Principle of Development

The application proposes the renovation of the reception area and fifth floor of 101 Princess House, along with associated plant equipment to the building. 101 Princess Street is predominantly an existing employment/office building within a highly sustainable city centre location of Manchester. The principle of the use and of retaining/enhancing existing employment space accords with Policy EC2 of the Manchester Core Strategy. Policy EC1 of the Strategy also prioritises, amongst other things, the improvement of the portfolio of employment premises. Policy CC1 also supports developments which lead to the more intensive use of employment land in terms of floorspace provided.

Local policy is also harmonious with national policy, with Paragraph 81 of the Framework stating that ‘planning decisions should help create the conditions in which businesses can invest, expand and adapt’.

As such, subject to further consideration, the principle of the development is acceptable.

Design & Heritage

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

The statutory duty provided by section 66(1) of the Act goes beyond that and treats the preservation of the setting of a listed building as presumptively desirable. The effect of the statutory requirement is to impose a duty on decision-makers to give “considerable importance and weight” or “high priority” to the desirability of preserving listed buildings and their settings.

Saved Unitary Development Plan Policy DC18.1 requires the LPA, in determining applications for listed building consent and applications for development involving a listed building, to have regard to the desirability of securing the retention, restoration,

maintenance and continued use of the building and protect their general setting. Part 'c' of the policy states that the LPA shall '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'. In addition, Part 'd' states that the LPA shall 'seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity'.

Saved Unitary Development Plan Policy DC19.1 requires the LPA to give particularly careful consideration to development proposals within Conservation Areas. The LPA shall seek to reserve and enhance the character of its designated conservation areas by carefully considering the effect of changes to the appearance of existing buildings within Conservation Areas.

Core Strategy Policy CC9 requires development within Manchester City Centre to preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas.

Core Strategy Policy EN3 requires development throughout the city to complement and take advantage of distinct historic and heritage features of districts and neighbourhoods, including those in the city centre. In addition, proposals that enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Core Strategy Policy DM1 stipulates that the LPA and applicant shall consider design elements, such as the scale, massing and position, as well as materials and detailing of development.

Section 16 of The National Planning Policy Framework requires LPAs to conserve and enhance the historic environment. In determining applications, LPAs shall require applicants to suitably describe the significance of heritage assets affected by the proposals. It is also required that LPAs take account of the desirability of sustaining and enhancing the significance of a heritage asset, ensuring their viable use is consistent with their conservation, consider the positive contribution the heritage asset makes and the desirability of new development making a positive contribution to local character and distinctiveness.

LPAs should give great weight to the consideration of any harm to heritage assets, including to their significance. Impact can be measured on a sliding scale from the most harmful being the loss of the heritage asset, through to substantial and less than substantial harm. Any harm to the heritage asset must be justified and considered against wider public benefits that may be achievable by allowing development.

External Alterations

Planning permission and listed building consent is sought for the addition of a 1x condenser unit to the roof of the building. The proposed condenser unit is to be located to the northwest roof of the building, next to 2x existing condenser units. The condenser unit would be behind a parapet wall to the building and would not generally be visible from street level or lower floors of surrounding buildings. It is not considered that the proposed plant would unduly harm the character/appearance of the Whitworth

Street Conservation area nor have a detrimental impact on the appearance of the listed building nor the setting of nearby listed buildings. As such, this element of the proposal accords with relevant policies DC18.1 and DC19.1 of the UDP, Policies CC9 and EN3 of the Core Strategy and cause less than substantial harm to the designated heritage assets identified, thus according with Paragraph 202 of the NPPF. The public benefit identified would be the continued viable use of the building as an office building.

Internal Alterations – Reception

Modest alterations are proposed to the building's existing reception area, consisting primarily of the removal of non-original features (single door, set of double doors, tenant directory sign, ceiling fittings) and replacement/introduction of replacement features (new door sets, new light fittings, new tenant directory signage, new wall coverings/panels and bench seating). Additionally, modest renovations and redecorating is proposed.

Internal Alterations – Fifth Floor

As with the reception area, relatively modest alterations are proposed consisting of the removal of non-original features (pendant lights, glazed partitions, doors, built-in cupboard, partitions, kitchen units) and replacement with new features (new and refurbished flooring, tea point, kitchen area). Additionally, removal of some of the items will require the suitable making good and repairs of localised areas of damage due to the removal of items, such as patch repairs to walls and ceilings and making good of walls.

Justification

The proposed alterations have been justified in a suitable Heritage Statement, stating that the fit-out works would support the re-letting of the Grade II listed building (now in office use), which represents a highly viable and suitable use given the city centre location.

The proposals have limited interaction with historic fabric within the listed building. The modern interventions removed and replacement interventions, that are likely to be of a higher quality and more sympathetic to the listed building, represent changes that would have less than substantial harm to the listed building and potentially lead to net positive impact to the listed building's interior.

It is not considered that the proposals would unduly harm the historic/listed fabric of the building subject to the application, whilst contributing to its continued viable use. As such, the proposal accords with Policy DC19.1 of the UDP, Policy EN3 of the Core Strategy and Section 16 of the NPPF and should be supported.

Amenity

It would not be expected that interior alterations/updating of the listed building would have any undue impact on the amenity of users of the building, nor to users or occupiers of surrounding buildings.

It is noted that the proposed rooftop plant may result in the generation of additional sound. Policy DC26.1 of the UDP states that the LPA shall intend to use the

development control process to reduce the impact of noise on people living, working and visiting the city. The effect of new development proposals which are likely to be generators of noise shall be carefully considered. A suitably detailed noise impact assessment has been provided with the application, demonstrating the expected impacts of the plant equipment. The impacts are expected to be acceptable in this regard, with a suitable post-completion testing condition required to verify that the actual noise impact is as expected.

It is not expected that the proposed development would cause any other undue amenity impacts and, as such, the development accords with Policy DC26.1 of the UDP and Policy DM1 of the Core Strategy.

Conclusion

The proposals represent development that would potentially affect a listed building, the setting of other listed buildings and a conservation area. Through assessment, it is determined that the proposals would cause limited and less than substantial harm to the identified assets, with public benefits gained from maintaining a high-quality city centre office building viable.

It is therefore the consideration of the LPA that the proposal represents sustainable development that accords with up to date local policies and national policies. As per Paragraph 11, decisions should apply a presumption in favour of sustainable development, with development proposals that accord with an up-to-date development plan approved without delay.

RECOMMENDATION:

That listed building consent be given subject to the following planning conditions:

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this regard, the planning officer and applicant worked together to clarify points relating to the scheme, though no additional plans were required.

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:

- Location Plan (Drawing 1213-0X-LP01(A) dated 19 November 2021) – Received 02 December 2021
- Site Plan (drawing 1213-0X-LP02(C) dated 04 March 2021) – Received 02 December 2021

- Existing 5th Floor Layout (Drawing 1213-05-EX01(A) dated 15 November 2021) – Received 02 December 2021
- Existing Fifth Floor Heritage Information Layout (Drawing 1213-05-EX03(A) dated 05 February 2021) – Received 02 December 2021
- Existing 5th Floor Ceiling Layout (Drawing 1213-05-EX02(A) dated 05 February 2021) – Received 02 December 2021
- Existing Silver Street Elevation Works Location 1 (Drawing 001 Revision A dated November 2021) – Received 02 December 2021
- Existing Silver Street Elevation Works Location 2 (Drawing 002 Revision A dated November 2021) – Received 02 December 2021
- Existing Section Layout 1 (Drawing 003 Revision A dated November 2021) – Received 02 December 2021
- Existing Plant Location 1 (Drawing 004 Revision A dated November 2021) – Received 02 December 2021
- Existing Reception Layout (Drawing 1213-0G-EX-01 dated 22 November 2021) – Received 02 December 2021
- Proposed Silver Street Elevation (Works Location 1) (Reference 005 Revision A dated November 2021) – Received 02 December 2021
- Proposed Silver Street Elevation (Works Location 2) (Reference 006 Revision A dated November 2021) – Received 02 December 2021
- Proposed Plant Location 1 (Drawing 008 Revision A dated November 2021) – Received 02 December 2021
- Proposed Roof Level Mechanical Services Layout (Drawing 1989-EDGE-10-RL-DR-M-0102 dated 18 November 2021) – Received 02 December 2021
- Proposed Section 1 (Drawing 011 Revision A dated November 2021) – Received 02 December 2021
- 5th Floor Proposed Ceiling Layout (Drawing 1213-05-CL01(A) dated 19 November 2021) – Received 02 December 2021
- 5th Floor Proposed Finishes (Drawing 1213-05-FL01(A) dated 19 November 2021) – Received 02 December 2021
- 5th Floor Proposed Tea Point (Drawing 1213-05-KT-1(A) dated 19 November 2021) – Received 02 December 2021
- 5th Floor Proposed Partition Layout (Drawing 1213-05-PT01(A) dated 18 November 2021) – Received 02 December 2021
- 5th Floor Proposed Female Washroom (Drawing 1213-05-WC01(A) dated 19 November 2021) – Received 02 December 2021
- 5th Floor Proposed Washrooms (Drawing 1213-05-WC02(A) dated 19 November 2021) – Received 02 December 2021
- 5th Floor Proposed Disabled WC (Drawing 1213-05-WC03(A) dated 19 November 2021) – Received 02 December 2021
- Reception Proposed Layouts (Drawing 1213-0G-GA-01(A) dated 22 November 2021) – Received 02 December 2021
- Reception Proposed Joinery Works, Panelling, Bench Seat and Signage (Drawing 1213-0G-JW-01 dated 22 November 2021) – Received 02 December 2021

- Method Statement prepared by FBI Limited (Reference 1046 dated 13 January 2022) – Received 09 March 2022
- Noise Impact Assessment by Spectrum Acoustic Consultants (Reference RK3309/20131/Rev 0 dated 02 December 2021) – Received 02 December 2021.

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

That planning permission be granted subject to the following planning conditions:

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this regard, the planning officer and applicant worked together to clarify points relating to the scheme, though no additional plans were required.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- Location Plan (Drawing 1213-0X-LP01(A) dated 19 November 2021) – Received 02 December 2021
- Site Plan (drawing 1213-0X-LP02(C) dated 04 March 2021) – Received 02 December 2021
- Existing Silver Street Elevation Works Location 1 (Drawing 001 Revision A dated November 2021) – Received 02 December 2021
- Existing Silver Street Elevation Works Location 2 (Drawing 002 Revision A dated November 2021) – Received 02 December 2021
- Existing Section Layout 1 (Drawing 003 Revision A dated November 2021) – Received 02 December 2021
- Existing Plant Location 1 (Drawing 004 Revision A dated November 2021) – Received 02 December 2021
- Proposed Silver Street Elevation (Works Location 1) (Reference 005 Revision A dated November 2021) – Received 02 December 2021
- Proposed Silver Street Elevation (Works Location 2) (Reference 006 Revision A dated November 2021) – Received 02 December 2021
- Proposed Plant Location 1 (Drawing 008 Revision A dated November 2021) – Received 02 December 2021

- Proposed Roof Level Mechanical Services Layout (Drawing 1989-EDGE-10-RL-DR-M-0102 dated 18 November 2021) – Received 02 December 2021
- Proposed Section 1 (Drawing 011 Revision A dated November 2021) – Received 02 December 2021
- Noise Impact Assessment by Spectrum Acoustic Consultants (Reference RK3309/20131/Rev 0 dated 02 December 2021) – Received 02 December 2021.

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

3. Prior to the operation of the rooftop condenser a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site and in accordance with saved Manchester Unitary Development Plan policy DC26.1 and Manchester Core Strategy policies SP1 and DM1.