

**PROPOSED CHANGE OF USE OF PART GROUND FLOOR ACCOMMODATION AT INDIA HOUSE, 75
WHITWORTH STREET, MANCHESTER M1 6HB**

Full Planning Application Reference No:- 124656/FO/2019

Listed Building Planning Application Reference No:- 124657/LO/2019

JUSTIFICATION STATEMENT

Condition 7 - Installation of New Ceilings

During the initial planning determination the proposed height of the new ceilings to be installed was queried by Manchester City Council. Subsequently, justification on the proposed new ceiling height was provided as an integral part of the submitted Pegasus Group Heritage Note Ref: R001 v1 P20-3505 Dated: 18th February 2021. An extract of the report (page 10, item 6) is extracted from the report as follows:-

The Local Planning Authority's request for lowered ceilings to be removed from the ground floor and not reinstated appears to fail to acknowledge that lowered ceilings exist and have been Consented previously. Lowered ceilings appear to have formed part of the ground floor since 1987 where they are shown on existing floor plans and thereby lowered ceilings of some form may be much older and pre-date the Listed; they are again shown on proposed sections in 2001. In light of the fact that the existing appearance, condition and planning history are all material considerations in how applications are determined we urge the Local Planning Authority to reconsider this request. The building has been Listed since 1974 and thereby is not a recent Listing and it is evident by the previous approvals that no significance has been placed on the interior of the Ground Floor with previous decision making. Planning and Listed Building Consent decisions have been made under the current statutory regime of the 1990 Act, (the 2001 approvals) as such there has been no legal change in the need to consider special interest. Not approving lowered ceilings would in our considered opinion demonstrate lack of consistency by the Local Planning Authority in decision making with this building and is a view that is generally supported by the Planning Inspectorate. Thereby we propose lowered ceilings which are fully justified for the reasons set out previously and the fact that they are a long-established part of the building.

It should however be noted that the proposed ceilings will be higher than the existing ceilings and thereby the overall internal volume of the ground floor will be increased to the benefit of the internal character of the building.

We are however more than willing to contribute to understanding the history better through ensuring a photographic record is undertaken following their removal and prior to reinstatement.