

Our Ref: 2021-19

Mr Anthony Mitchell
Planning – Development Management Team
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

28th February 2022

VIA PLANNING PORTAL

To Whom It May Concern,

Re: Listed building, full and advertisement applications @ the former Pizza Express on ground floor of St George's House, 56 Peter Street, Manchester, M2 3NQ

Adams Planning + Development Ltd have been instructed to submit a listed building and advertisement application at the above-identified Grade II Listed St George's House for the following form of development:

"The installation of two replacement illuminated signs, new entrance treatments and new outside seating areas with associated infrastructure and ancillary facilities."

We have submitted the planning applications as a full and advertisement application and a separate listed building application simultaneously in order to assist Manchester City Council in their administration of the planning applications.

The planning applications comprise of the following information:

- 1) This Covering Letter
- 2) Planning Application Fee
- 3) A Full and Advertisement Planning Application Form & Certificate B
- 4) A Listed Building Application Form
- 5) A Site Location Plan (Drawing No. 401/PD/9001)
- 6) Existing Site Plan (Drawing No. 401/PD/0001)
- 7) Existing Elevations – External Plan (Drawing No. 401/PD/0002)
- 8) Existing Elevations – Signage & Frontages Plan (Drawing No. 401/PD/0003)
- 9) Proposed Site Plan (Drawing No. 401/PD/1001)
- 10) Proposed Elevations - External Plan (Drawing No. 401/PD/1002)
- 11) Proposed Elevations - Signage & Frontages Plan (Drawing No. 401/PD/1003)
- 12) Proposed Delivery & Waste Management Strategy (Drawing No. 401/PD/1004)
- 13) A Supporting Planning, Design & Access Statement (Ref: 2021-19d)
- 14) A Heritage Statement (Ref: 2021-19e)
- 15) An Operating Statement and Dispersal Strategy (Ref: 2021-19f)

The enclosed Planning, Design and Access Statements and Heritage Statement explain that the proposed Hannah Beswick restaurant will provide a public benefit by increasing the building's contribution to the surrounding streetscape by reintroducing an active long-term use managed by Grade A Alternative who have a vested interest in operating in a considerate manner given their full ownership of 56 St George's



House. The introduction of a bespoke restaurant brand unique to Manchester that celebrates its heritage will enhance the character and appearance of the Conservation area and provide new economic vitality within the central commercial core of the city.

The works are considered non-contentious from a heritage perspective given that there is no material effect to the Listed Building's fabric given the re-use of existing fittings and fixing and the minor improvements to the tiles within the external foyer and steps. The proposed reintroduction of a restaurant use will provide an improvement to the character and appearance of the Grade II Listed Building and the contribution it makes to the St Peter's Square Conservation Area.

We would be grateful if the appointed planning officer could please contact the under-signed in order to arrange a site visit as soon as practicable. The planning application has been submitted via the Planning Portal. We will contact Manchester City Council's validation team within 5 working days to confirm validation of the planning application.

Yours sincerely,



Russell Adams
For and on behalf of Adams Planning + Development Ltd

