

Application Number/s: 131732/FO/2021 & 131733/LO/2021

Applicant: Lapwine Ltd T/A WBI Group

Agent: Lambert Smith Hampton

Location: 105-107 Princess Street, Manchester (Princess House)

Proposal: Change of use of floors 01-04 to Offices (Use Class E(g)(i), alterations to ground floor including to entrances to introduce office reception, bin store and cycle storey to ground floor.

Ward: Piccadilly Ward

Description of Site and Surrounding Area

The application relates to Grade II Listed building located at 105-107 Princess Street, which is bounded by Princess Street, Bloom Street, Abingdon Street and Hart Street and is located within the Whitworth Street Conservation Area.

The property is formed by a pair of internally linked buildings that were built in 1871 as two separate shipping warehouses and were designed by Clegg and Knowles.

It is located in part of the conservation area that contains a dense concentration of former packing and shipping warehouses and is surrounded by Grade II* and Grade II Listed Buildings.

The upper floors of the property are currently vacant and in a poor state of repair and the basement and ground floors are currently used as nightclubs. Internally and externally the significance of the building has suffered from inappropriate past alterations including suspended ceilings, signage, blocked up windows and the removal of historic fabric, including ceilings.

Planning History

123410/FO/2019 & 123411/LO/2019

Change the use of the lower ground, ground and first floors at 105-107 Princess Street from Night Club (Sui Generis) to Offices (Use Class B1) and the change of use of the second, third and fourth floor from Use Class D1 (Non-Residential Institution) to Use Class B1 (Offices), the reconfiguration of the entrance off Princess Street and the creation of an additional entrance off Bloom Street and Hart Street and refurbishment works and upscaling to all of the external elevations, and the roof.

LISTED BUILDING CONSENT for the reconfiguration of the entrance off Princess Street and the creation of an additional entrance off Bloom Street and Hart Street. Refurbishment works and upscaling to all of the external elevations, and internal reconfigurations and refurbishment of all floors and the roof.

Outcome

Planning permission and listed building consent were simultaneously granted/given on 10 November 2019 for the above schemes. Since consent/permission was given/granted, work has started with the required scaffolding erected and exterior/interior work commencing. As such, the permission has been implemented. This scheme seeks a degree of alteration to the works considered beyond the scope of a material amendment.

CDN/21/0489

- *Discharge of Conditions 4 (Materials to be Approved) Part a) and 5 (Full and Final Details) Parts c), d), f) and k) of app. 123410/FO/2019*

Condition 4:

(a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all material to be used on all external elevations and the roof of the development and drawings to illustrate details of full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in saved policies DC18.1 and DC19.1 of the Unitary Development Plan and policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

Condition 5:

Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, full and final details of the following shall be submitted to and approved in writing prior to any works to those elements (a-k) commencing on site:

a) Full details of the works to windows, to include a survey of the condition of all windows, details of all repair and refurbishment works and details including materials and sections of any proposed replacement windows, which must be traditional timber sliding sash. Such works should not include for the removal or replacement of any original windows unless a full justification for such works is provided.

b) Full details of the design of the Princess Street entrances. This design must not include additions to the building fabric that cut across the features of the elevation and must retain and not obscure the features of the former loading bay.

c) Full details of the design of the Bloom Street entrance, this design shall comprise clear glazing and must retain and not obscure the original features of the former loading bay.

d) A detailed design for the Hart Street entrance.

e) Updated and where appropriate additional drawings showing the treatment of the ground floor and basement areas of the building to be informed by the findings of the completed watching brief.

f) Specifications and method statements for the works to all original internal and external fabric and features. To include all of the repair works to the building to the roof, windows and external elevations (including specification for mortar, brick and stone repair / replacement) and all cleaning, removal and installation works.

g) A detailed audit of all internal features of historic and industrial interest and details of how these will be reused, refurbished or reinstated.

h) A schedule of the removal of redundant external signs, fixtures and fittings and details and including method statements for repair work and making good to external elevations.

i) Details of an amended layout of the new internal WCs and entrance lobby area based on a full understanding of original historic fabric. This must maximise the retention of original fabric, unless justified by a full justification and detailed options appraisal.

j) Details of the new internal and external doors.

k) Details of the internal and external finishes.

l) Details of any external lighting.

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Information

Information has been submitted to discharge Conditions 4(a) – Programme of Materials and 5(c), (d), (f) and (k) – Bloom Street Entrance, Hart Street Entrance, Specifications/Method Statements of Internal Fabric & Fixtures, Details of Internal & External Finishes.

The information has also been provided separately under CDN/21/0535 with regards to the accompanying LBC application.

CDN/21/0402

Discharge of Condition 3 (Construction Management Plan) of application referenced 123410/FO/2019

Outcome

Due to the fact that the information submitted under the discharge of condition applications relate to previously approved applications, which are to be superseded by this application, it was decided that the discharge of condition applications should not be decided. Instead, the applicant has submitted the information under the new applications as a fresh planning application. As such, some of the previous full and final details/pre-commencement condition applications attached to the previous applications are not required in the new applications.

Description of Proposal

The application seeks permission for the change of use of the upper floors 01-04 from provision of education (F1) to offices (Class E(g)(i) including external and internal alterations*

*Ground floor and basement to be retained as nightclub use (Sui Generis(I)). However, internal and external alterations required to facilitate the change of use of floors above.

The proposal is almost identical in its scope and proposal as the previously approved applications in 2019, which proposed the change of use of the entire building, rather than just part of it.

Publicity LBC

Site Notice/s Posted and Dates: 08/10/2021, Expired.

Press Adverts Published and Dates: 01/10/2021, Expired.

Neighbour Notification: 27 October 2021

Representations Received: No representations received.

Consultations

- *Highway Services (Comments received – no objection)*
- *Environmental Health (Comments received – no objection)*
- *GM Pedestrians Society (No comment received)*
- *GMP (comments received – no objection)*
- *Design & Conservation (Comments received – some concerns raised)*
- *Historic England (No comment to make)*
- *National Amenity Society (No comments received)*

Save Unitary Development Plan Policies:

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

Core Strategy Policies:

- Spatial Principles (SP 1)
- Heritage (EN 3)
- Development Management (DM 1)

National Planning Policy Framework Policies:

- Decision- making (4)
- Building a strong, competitive economy (6)
- Conserving and enhancing the historic environment (16)

Principle of Change of Use

The principle of the change of use is already acceptable, given that the retained use (nightclub) is to be retained and the change of use of upper floors to office space was approved under previous applications in 2019. The fact that this change of use was recent and external works have already commenced as permitted supports this. As such, it is not considered that the principle of the use classes would cause any undue impact to the character and appearance of the area or the functionality of this area.

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.

Section 16 of the NPPF contains policy and guidance as to how the impact on a designated heritage asset should be duly assessed when a proposal includes alterations/additions or may change its character. In this instance, the proposals are only considered to differ marginally from the previously approved scheme, with alterations to entrances proposed in order to facilitate the retention of the nightclub uses to ground floor and basement levels.

The proposed full and final details of the entrances will cause some less than substantial harm to the character and appearance of the listed building. However, it is considered that the alterations are nevertheless an improvement over the existing situation, providing wider public benefits of improving the character and appearance of Princess Street and the associated Conservation Area, as well as bringing the building back to its optimal viable use. Where there are considered shortcomings in terms of information/plans, full and final details have been requested as part of the approval.

Upon careful consideration of Section 16 of the NPPF, it is considered that this re-submission accords with paragraph 202 of the NPPF, representing a development that will lead to less than substantial harm to the significance of the designated heritage asset, this harm being weighed against the identified public benefits. In addition, as per saved Policies 18 (Conservation Areas) and 19 (Listed Buildings) of Manchester's Unitary Development Plan, the development is acceptable as it does not harm the appearance or character of the Conservation Area, nor would it lead to a change of use nor change in the appearance of a listed building that would be detrimental. The proposal also accords with policy EN3 of the Core Strategy.

Amenity & Environment

The proposed development will retain the lower ground floor/ground floor use of a nightclub, which is longstanding, whilst proposing upper floor office space. Despite it being evident that these two uses may clash, it has been highlighted in submitted information that the nightclub is to operate at night and the offices be used during the day. It is also a material consideration that the existing use of the upper floors (F1) Education and Sui Generis (Nightclub) would have similar impacts upon one another.

It was requested that a condition be added to limit the hours of each use. However, this could not be agreed. Upon consideration and weighing up the harm, it is not considered that without the condition that the development would be so unacceptable as to warrant refusal. The fall back would be a situation in which the upper floor uses remain F1 (Education) and ground floor/lower ground floor use remains operating as a nightclub, thus 'blocking' the optimal use of the upper floors as office space.

The proposed change of use from F1 to Class E (Offices) would not be expected to generate substantial or different noise than the current use. As the nightclub is not changing and remaining in situ, it is not possible in this situation to apply requirements for the nightclub to implement acoustic restrictions, as the use class is not changing so any onerous on reducing acoustic breakout would be on the office use.

Other considerations in relation to amenity and the environment have been considered. An acceptable waste strategy and servicing strategy has been provided, with highway services and environmental health providing no comments or objection in this regard, other than their agreement of documents/information submitted and relevant conditions.

Highways, Accessibility and Parking

No substantial change from the previous application.

Crime

A condition has been attached to the permission requiring the applicant to implement a number of safety and crime prevention measures, as recommended by Greater Manchester Police.

Conclusion

The submitted applications for full planning permission and for listed building consent only differ marginally from those applications previously approved in 2019, consisting mostly of

minor to moderate external alterations in light of the proposal to retain the lower ground/ground floor nightclub use. The re-submission has been accompanied by additional information, which has in turn reduced the requirement for pre-commencement conditions and further full and final details. The changes are not considered to generate any specific or substantial planning considerations to address. Some concerns were raised in terms of Conservation, given the building is both listed and within a Conservation Area. However, the applicant has addressed those concerns where possible. The planning officer considers any remaining issues to cause less than substantial harm to the designated heritage asset, especially when considering the optimal use of the heritage asset. As such, both applications are commended for approval/granting of consent with conditions.

RECOMMENDATION:

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

Full Planning Application

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 instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

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 1001 dated March 2019) - Received 24 September 2021
- Block Plan (Drawing 1002 dated March 2019) - Received 24 September 2021
- Existing Lower Ground Plan (Drawing 1003 dated March 2019) - Received 24 September 2021
- Existing Ground Floor Plan (Drawing 1004 dated March 2019) - Received 24 September 2021
- Existing First Floor Plan (Drawing 1005 dated March 2019) - Received 24 September 2021
- Existing Second Floor Plan (Drawing 1006 dated March 2019) - Received 24 September 2021
- Existing Third Floor Plan (Drawing 1007 dated March 2019) - Received 24 September 2021

- Existing Fourth Floor Plan (Drawing 1008 dated March 2019) - Received 24 September 2021
- Existing Roof Plan (Drawing 1009 dated March 2019) - Received 24 September 2021
- Existing Princess Street Elevation (Drawing 1011 dated 12 April 2019) - Received 24 September 2021
- Existing Bloom Street Elevation (Drawing 1012 dated 12 April 2019) - Received 24 September 2021
- Existing Abingdon Street Elevation (Drawing 1013 dated 12 April 2019) - Received 24 September 2021
- Existing Hart Street Elevation (Drawing 1014 dated 12 April 2019) - Received 24 September 2021
- Existing Cross Section A-A (Drawing 1016 dated March 2019) - Received 24 September 2021
- Existing Cross Section B-B (Drawing 1017 dated March 2019) - Received 24 September 2021
- Proposed Lower Ground Floor Fabric Plans and Internal Elevations (Drawing 1023 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Ground Floor Plan (Drawing 1024 Revision D dated 12 April 2019) - Received 21 January 2022
- Proposed First Floor Plan (Drawing 1025 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Second Floor Plan (Drawing 1026 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Third Floor Plan (Drawing 1027 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Fourth Floor Plan (drawing 1028 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Roof Plan (Drawing 1029 Revision B dated 12 April 2019) - Received 24 September 2021
- Proposed Princess Street Elevation (Drawing 1031 Revision B dated 12 April 2019) - Received 21 January 2022
- Proposed Bloom Street Elevation (Drawing 1032 Revision B dated 12 April 2019) - Received 21 January 2022
- Proposed Abingdon Street Elevation (Drawing 1033 Revision C dated 12 April 2019) - Received 21 January 2022
- Proposed Hart Street Elevation (Drawing 1034 Revision B dated 12 April 2019) - Received 21 January 2022
- Proposed Cross Section A-A (Drawing 1036 Revision A dated March 2019) - Received 24 September 2021

- Proposed Cross Section B-B (Drawing 1037 Revision A dated March 2019) - Received 24 September 2021
- Details to Princess Street Entrance (Drawing 1039 Revision B dated 18 April 2019) - Received 21 January 2022
- Details to Princess Street Entrance (Drawing 1040 dated January 2022) - Received 21 January 2022
- Details to Bloom Street Entrance (Drawing 1041 dated January 2022) - Received 21 January 2022
- Details to Abingdon Street Entrance (Drawing 1042 dated January 2022) - Received 21 January 2022
- Existing Lower Ground Plan Main Strip-Out Plan (Drawing 1043 Revision C dated March 2019) - Received 24 September 2021
- Existing Ground Floor Plan Main Strip-Out Plan (Drawing 1044 Revision C dated March 2019) - Received 24 September 2021
- Existing First Floor Plan Main Strip-Out Plan (Drawing 1045 Revision C dated March 2019) - Received 24 September 2021
- Existing Second Floor Plan Main Strip-Out Plan (Drawing 1046 Revision C dated March 2019) - Received 24 September 2021
- Existing Third Floor Plan Main Strip-Out Plan (Drawing 1047 Revision C dated March 2019) - Received 24 September 2021
- Existing Fourth Floor Plan Main Strip-Out Plan (Drawing 1048 Revision C dated March 2019) - Received 24 September 2021
- Proposed Waste Storage/Refuse Collection (Drawing 1049 Revision A dated 22 June 2019) - Received 24 September 2021
- Proposed Ground Floor Fabric Plans and Internal Elevations (Drawing 1061 Revision A dated July 2019) - Received 24 September 2021
- Proposed First Floor Fabric Plans and Internal Elevations (Drawing 1062 Revision A dated July 2019) - Received 24 September 2021
- Proposed Second Floor Fabric Plans and Internal Elevations (Drawing 1063 Revision A dated July 2019) - Received 24 September 2021
- Proposed Third Floor Fabric Plans and Internal Elevations (Drawing 1064 Revision A dated July 2019) - Received 24 September 2021
- Proposed Fourth Floor Fabric Plans and Internal Elevations (Drawing 1065 Revision A dated July 2019) - Received 24 September 2021
- Existing Lower Ground Floor Reflected Ceiling Plan (Drawing 1070 dated July 2019) - Received 24 September 2021
- Existing Ground Floor Reflected Ceiling Plan (Drawing 1071 dated July 2019) - Received 24 September 2021
- Existing First Floor Reflected Ceiling Plan (Drawing 1072 dated July 2019) - Received 24 September 2021

- Existing Second Floor Reflected Ceiling Plan (Drawing 1073 dated July 2019) - Received 24 September 2021
- Existing Third Floor Reflected Ceiling Plan (Drawing 1074 dated July 2019) - Received 24 September 2021
- Existing Fourth Floor Reflected Ceiling Plan (Drawing **1075** dated July 2019) - Received 24 September 2021
- Servicing & Delivery Vehicle Strategy Plan (Drawing 1080 Revision A dated July 2019) - Received 24 September 2021
- Proposed Roof Works (Drawing 2036 Revision A dated 16 July 2019) - Received 30 June 2021
- Supplementary Feature Entrance and Reception Information (Drawing 2056 Rev C dated August 2019)
- Feature Entrance Details Plan (Drawing 2057 Revision C dated 07 October 2021) - Received 21 January 2021
- Future Entrance Details Section/Elevation (Drawing 2058 Revision C dated 07 October 2021) - Received 21 January 2021
- Future Entrance Details Section/Elevation (Drawing 2059 Revision B dated 07 October 2021) - Received 21 January 2021
- Upper Ground Floor Reflected Ceiling Layout (Drawing 2071 Revision B dated 24 July 2019) - Received 24 September 2021
- First Floor Reflected Ceiling Layout (Drawing 2072 Revision A dated 24 July 2019) - Received 24 September 2021
- Second Floor Reflected Ceiling Layout (Drawing 2073 Revision A dated 24 July 2019) - Received 24 September 2021
- Third Floor Reflected Ceiling Layout (Drawing 2074 Revision A dated 24 July 2019) - Received 24 September 2021
- Fourth Floor Reflected Ceiling Layout (Drawing 2075 Revision A dated 24 July 2019) - Received 24 September 2021
- Proposed Elevation to Princess Street (Drawing 3010 Revision B dated 11 July 2019) - Received 30 June 2021
- Proposed Elevation to Bloom Street (Drawing 3011 Revision A dated 11 July 2019) - Received 30 June 2021
- Proposed Elevation to Abingdon Street (Drawing 3012 Revision A dated 11 July 2019) - Received 30 June 2021
- Proposed Elevation to Hart Street (Drawing 3013 Revision A dated 11 July 2019) - Received 30 June 2021
- Door Schedule (Drawing 5000 dated 23 July 2019) - Received 30 June 2021
- Internal Door Types and Specification (Drawing 5001 dated 23 July 2019) - Received 30 June 2021

- External Door Types Specification (Drawing 5002 dated 23 July 2019) - Received 30 June 2021
- Window Schedule (Drawing 5003 dated 24 July 2019) - Received 30 June 2021
- Window Types and Specification (Drawing 5004 dated 25 July 2019) - Received 30 June 2021
- Typical Ceiling Details (Drawing 6002 Revision B dated 10 July 2019) - Received 24 September 2021
- Existing Roof Mansard Details Sheet 1 (Drawing 6500 Revision B dated 16 July 2019) - Received 24 September 2021
- Proposed Roof Mansard Details Sheet 2 (Drawing 6501 Revision C dated 16 July 2019) - Received 24 September 2021
- Phase 1 Specification Notes (Drawing 7000 Revision A dated 24 July 2019) - Received 30 June 2021
- External Materials Specification Programme and Samples to be Provided ('Princess House, 105 Princess Street) - Received 30 June 2021
- Roof Level Mansard Window Details (Drawing 21.058-RL-WD-0 dated 8 December 2021)
- Statement of Intent to Deliver Local Labour and Other Benefits document - Received 24 September 2021
- Waste Management Strategy Proforma document - Received 24 September 2021
- Transport Technical Note prepared by Mode Transport Planning (Reference J324129 dated 17 September 2021) - Received 24 September 2021
- Construction Management Plan prepared by Brown & Bancroft Interiors ('Princess House', undated) - Received 28 May 2021

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

3. All material samples and specifications not already approved shall be submitted and approved in writing by the City Council as local planning authority in accordance with the Draft Project Delivery Programme (dated June 2021) or otherwise agreed in writing and the 'External Materials Specification Programme and Samples to be Provided' document received by the Council on 30 June 2021 . Relevant materials approved should be installed in accordance with the 'External Materials Specification' document received by the Council on 30 June 2021 and Roof Level Mansard Window Details (Drawing 21.058-RL-WD-0 dated 8 December 2021).

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in saved policies DC18.1 and DC19.1 of the Unitary Development Plan and policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

4. Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, full and final details of the following shall be submitted to and approved in writing prior to any works to those elements (a-k) commencing on site:

(a) Details of works to windows should be undertaken in accordance with approved Window Schedule (Drawing 5003 dated 24 July 2019), Window Types and Specification (Drawing 5004 dated 25 July 2019) and Roof Level Mansard Window Details (Drawing 21.058-RL-WD-0 dated 8 December 2021). Any proposed replacement windows must be traditional timber sliding sash. Window condition surveys shall be provided in advance of any existing windows being removed or replaced. Further details of works to ground and upper ground windows shall be submitted and agreed prior to proposed replacement or refurbishment of these windows.

(b) Full details of the design of the Princess Street entrances. This design must not include additions to the building fabric that cut across the features of the elevation and must retain and not obscure the features of the former loading bay

(c) A detailed design for the Hart Street entrance

(d) Updated and where appropriate additional drawings showing the treatment of the ground floor and basement areas of the building to be informed by the findings of the completed watching brief)

(e) Details of the internal finishes, including but not limited to metal dado trunking below radiators, the re-decoration/paint finishes to any columns and proposed permanent partition to separate the nightclub from open plan entrance

(f) Details of any external lighting and provision of CCTV including method of attachment and any electric wiring required

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5. Before first occupation of any part of the development, an updated Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

6. Prior to implementation of any proposed external lighting scheme details of the relevant scheme (including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of occupants within this and adjacent developments) shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

7. The following measures shall be fully implemented before the development hereby approved is completed and shall be maintained for the duration of the use of the building:

a) Any new external doors shall be compliant with and certified to STS202 or LPS 1175 SR2.

b) If the building is to be occupied by multiple tenants, all individual office levels or suites shall be fitted with self-closing access-controlled doors, certified to BS PAS 24, STS202, or LPS 1175 SR2.

c) Any new ground floor, or easily accessible, windows shall be certified to BS PAS 24 (excluding sash windows).

d) Any new ground floor, or easily accessible, glazing (excluding sash windows) must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

e) Any curtain walling panels shall include laminated glazing and shall be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.

f) All external doors shall be illuminated to a high standard with dusk-til-dawn lighting,

g) Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development.

h) A comprehensive security regime for the building must be prepared and remain in place for the day-to-day running of the site. There shall be regular reviews/exercises to ensure that it remains accurate, workable and up-to-date. All staff should understand and accept the need for security measures and it should be made easy for people to raise concerns or report observations. The operating/maintenance plan should focus on issues such as opening and closing the building, including staff arrival and departure; Management of deliveries (servicing activities should not require any service doors to remain open unattended for prolonged periods); Details of staff security training; Location and management of any smoking areas; Repairing damaged external and internal fittings, particularly security features e.g. access control systems, alarm systems, CCTV cameras, and lighting; Cleaning and prompt removal of graffiti and litter; and Refuse collection arrangements.

i) All high value equipment within communal areas (e.g. computers, televisions, tools etc.) shall be property marked and securely fixed or stored to deter damage/theft. An accurate record shall be maintained which logs all such items.

j) Refuse collection arrangements shall not require bins to be left in the street for extended periods/overnight. Servicing activities shall not require any service doors to remain open unattended for prolonged periods.

k) Adequate signage should be deployed in all areas not only to direct people throughout the building, but also to deter unauthorised access to staff-only/back-of-house areas.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

8. a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority

b) Prior to the operation of the scheme 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.

9.No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

10. No part of the development shall be occupied until the space and facilities for the parking of 17 bicycles have been provided within the building. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

11. The approved scheme for the storage and disposal of refuse shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health and in accordance with DM1 and SP1 of the Core Strategy

Listed Building Consent Application

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. - Location Plan (Drawing 1001 dated March 2019) - Received 24 September 2021

- Block Plan (Drawing 1002 dated March 2019) - Received 24 September 2021

- Existing Lower Ground Plan (Drawing 1003 dated March 2019) - Received 24 September 2021

- Existing Ground Floor Plan (Drawing 1004 dated March 2019) - Received 24 September 2021

- Existing First Floor Plan (Drawing 1005 dated March 2019) - Received 24 September 2021

- Existing Second Floor Plan (Drawing 1006 dated March 2019) - Received 24 September 2021

- Existing Third Floor Plan (Drawing 1007 dated March 2019) - Received 24 September 2021

- Existing Fourth Floor Plan (Drawing 1008 dated March 2019) - Received 24 September 2021

- Existing Roof Plan (Drawing 1009 dated March 2019) - Received 24 September 2021

- Existing Princess Street Elevation (Drawing 1011 dated 12 April 2019) - Received 24 September 2021

- Existing Bloom Street Elevation (Drawing 1012 dated 12 April 2019) - Received 24 September 2021

- Existing Abingdon Street Elevation (Drawing 1013 dated 12 April 2019) - Received 24 September 2021

- Existing Hart Street Elevation (Drawing 1014 dated 12 April 2019) - Received 24 September 2021

- Existing Cross Section A-A (Drawing 1016 dated March 2019) - Received 24 September 2021
- Existing Cross Section B-B (Drawing 1017 dated March 2019) - Received 24 September 2021
- Proposed Lower Ground Floor Fabric Plans and Internal Elevations (Drawing 1023 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Ground Floor Plan (Drawing 1024 Revision D dated 12 April 2019) - Received 21 January 2022
- Proposed First Floor Plan (Drawing 1025 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Second Floor Plan (Drawing 1026 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Third Floor Plan (Drawing 1027 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Fourth Floor Plan (drawing 1028 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Roof Plan (Drawing 1029 Revision B dated 12 April 2019) - Received 24 September 2021
- Proposed Princess Street Elevation (Drawing 1031 Revision B dated 12 April 2019) - Received 21 January 2022
- Proposed Bloom Street Elevation (Drawing 1032 Revision B dated 12 April 2019) - Received 21 January 2022
- Proposed Abingdon Street Elevation (Drawing 1033 Revision C dated 12 April 2019) - Received 21 January 2022
- Proposed Hart Street Elevation (Drawing 1034 Revision B dated 12 April 2019) - Received 21 January 2022
- Proposed Cross Section A-A (Drawing 1036 Revision A dated March 2019) - Received 24 September 2021
- Proposed Cross Section B-B (Drawing 1037 Revision A dated March 2019) - Received 24 September 2021
- Details to Princess Street Entrance (Drawing 1039 Revision B dated 18 April 2019) - Received 21 January 2022
- Details to Princess Street Entrance (Drawing 1040 dated January 2022) - Received 21 January 2022
- Details to Bloom Street Entrance (Drawing 1041 dated January 2022) - Received 21 January 2022
- Details to Abingdon Street Entrance (Drawing 1042 dated January 2022) - Received 21 January 2022
- Existing Lower Ground Plan Main Strip-Out Plan (Drawing 1043 Revision C dated March 2019) - Received 24 September 2021

- Existing Ground Floor Plan Main Strip-Out Plan (Drawing 1044 Revision C dated March 2019) - Received 24 September 2021
- Existing First Floor Plan Main Strip-Out Plan (Drawing 1045 Revision C dated March 2019) - Received 24 September 2021
- Existing Second Floor Plan Main Strip-Out Plan (Drawing 1046 Revision C dated March 2019) - Received 24 September 2021
- Existing Third Floor Plan Main Strip-Out Plan (Drawing 1047 Revision C dated March 2019) - Received 24 September 2021
- Existing Fourth Floor Plan Main Strip-Out Plan (Drawing 1048 Revision C dated March 2019) - Received 24 September 2021
- Proposed Waste Storage/Refuse Collection (Drawing 1049 Revision A dated 22 June 2019) - Received 24 September 2021
- Proposed Ground Floor Fabric Plans and Internal Elevations (Drawing 1061 Revision A dated July 2019) - Received 24 September 2021
- Proposed First Floor Fabric Plans and Internal Elevations (Drawing 1062 Revision A dated July 2019) - Received 24 September 2021
- Proposed Second Floor Fabric Plans and Internal Elevations (Drawing 1063 Revision A dated July 2019) - Received 24 September 2021
- Proposed Third Floor Fabric Plans and Internal Elevations (Drawing 1064 Revision A dated July 2019) - Received 24 September 2021
- Proposed Fourth Floor Fabric Plans and Internal Elevations (Drawing 1065 Revision A dated July 2019) - Received 24 September 2021
- Existing Lower Ground Floor Reflected Ceiling Plan (Drawing 1070 dated July 2019) - Received 24 September 2021
- Existing Ground Floor Reflected Ceiling Plan (Drawing 1071 dated July 2019) - Received 24 September 2021
- Existing First Floor Reflected Ceiling Plan (Drawing 1072 dated July 2019) - Received 24 September 2021
- Existing Second Floor Reflected Ceiling Plan (Drawing 1073 dated July 2019) - Received 24 September 2021
- Existing Third Floor Reflected Ceiling Plan (Drawing 1074 dated July 2019) - Received 24 September 2021
- Existing Fourth Floor Reflected Ceiling Plan (Drawing **1075** dated July 2019) - Received 24 September 2021
- Servicing & Delivery Vehicle Strategy Plan (Drawing 1080 Revision A dated July 2019) - Received 24 September 2021
- Proposed Roof Works (Drawing 2036 Revision A dated 16 July 2019) - Received 30 June 2021
- Supplementary Feature Entrance and Reception Information (Drawing 2056 Rev C dated August 2019)

- Feature Entrance Details Plan (Drawing 2057 Revision C dated 07 October 2021) - Received 21 January 2021
- Future Entrance Details Section/Elevation (Drawing 2058 Revision C dated 07 October 2021) - Received 21 January 2021
- Future Entrance Details Section/Elevation (Drawing 2059 Revision B dated 07 October 2021) - Received 21 January 2021
- Upper Ground Floor Reflected Ceiling Layout (Drawing 2071 Revision B dated 24 July 2019) - Received 24 September 2021
- First Floor Reflected Ceiling Layout (Drawing 2072 Revision A dated 24 July 2019) - Received 24 September 2021
- Second Floor Reflected Ceiling Layout (Drawing 2073 Revision A dated 24 July 2019) - Received 24 September 2021
- Third Floor Reflected Ceiling Layout (Drawing 2074 Revision A dated 24 July 2019) - Received 24 September 2021
- Fourth Floor Reflected Ceiling Layout (Drawing 2075 Revision A dated 24 July 2019) - Received 24 September 2021
- Proposed Elevation to Princess Street (Drawing 3010 Revision B dated 11 July 2019) - Received 30 June 2021
- Proposed Elevation to Bloom Street (Drawing 3011 Revision A dated 11 July 2019) - Received 30 June 2021
- Proposed Elevation to Abingdon Street (Drawing 3012 Revision A dated 11 July 2019) - Received 30 June 2021
- Proposed Elevation to Hart Street (Drawing 3013 Revision A dated 11 July 2019) - Received 30 June 2021
- Door Schedule (Drawing 5000 dated 23 July 2019) - Received 30 June 2021
- Internal Door Types and Specification (Drawing 5001 dated 23 July 2019) - Received 30 June 2021
- External Door Types Specification (Drawing 5002 dated 23 July 2019) - Received 30 June 2021
- Window Schedule (Drawing 5003 dated 24 July 2019) - Received 30 June 2021
- Window Types and Specification (Drawing 5004 dated 25 July 2019) - Received 30 June 2021
- Typical Ceiling Details (Drawing 6002 Revision B dated 10 July 2019) - Received 24 September 2021
- Existing Roof Mansard Details Sheet 1 (Drawing 6500 Revision B dated 16 July 2019) - Received 24 September 2021
- Proposed Roof Mansard Details Sheet 2 (Drawing 6501 Revision C dated 16 July 2019) - Received 24 September 2021

- Phase 1 Specification Notes (Drawing 7000 Revision A dated 24 July 2019) - Received 30 June 2021

- External Materials Specification Programme and Samples to be Provided ('Princess House, 105 Princess Street) - Received 30 June 2021

- Roof Level Mansard Window Details (Drawing 21.058-RL-WD-0 dated 8 December 2021)

Documents:

DR E 300210 Rev T1

DR E 300211 Rev T1

DR E 300212 Rev T1

DR E 300213 Rev T1

DR E 300214 Rev T1

DR E 300215 Rev T1

DR E 300300 Rev T1

DR E 300301 Rev T1

DR E 300302 Rev T1

DR E 300303 Rev T1

DR E 300304 Rev T1

DR E 300305 Rev T1

DR M 200100 Rev T1

DR M 200101 Rev T1

DR M 200102 Rev T1

DR M 200103 Rev T1

DR M 200104 Rev T1

DR M 200105 Rev T1

DR M 200200 Rev T1

DR M 200201 Rev T1

DR M 200202 Rev T1

DR M 200203 Rev T1

DR M 200204 Rev T1

DR M 200205 Rev T1

DR M 200300 Rev T1

DR M 200301 Rev T1

DR M 200303 Rev T1

DR M 200304 Rev T1

DR M 200305 Rev T1

DR M 200400 Rev T1

DR M 200401 Rev T1

DR M 200402 Rev T1

DR M 200403 Rev T1

DR M 200404 Rev T1

DR M 200405 Rev T1

DR M 203202 Rev T1

- All received by the Council 24 September 2021

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

3. All material samples and specifications not already approved shall be submitted and approved in writing by the City Council as local planning authority in accordance with the Draft Project Delivery Programme (dated June 2021) or otherwise agreed in writing and the 'External Materials Specification Programme and Samples to be Provided' document received by the Council on 30 June 2021 . Relevant materials approved should be installed in accordance with the 'External Materials Specification' document received by the Council on 30 June 2021 and Roof Level Mansard Window Details (Drawing 21.058-RL-WD-0 dated 8 December 2021).

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in saved policies DC18.1 and DC19.1 of the Unitary Development Plan and policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

4. Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, full and final details of the following shall be submitted to and approved in writing prior to any works to those elements (a-k) commencing on site:

(a) Details of works to windows should be undertaken in accordance with approved Window Schedule (Drawing 5003 dated 24 July 2019), Window Types and Specification (Drawing 5004 dated 25 July 2019) and Roof Level Mansard Window Details (Drawing 21.058-RL-WD-0 dated 8 December 2021). Any proposed replacement windows must be traditional timber sliding sash. Window condition surveys shall be provided in advance of any existing windows being removed or replaced. Further details of works to ground and upper ground windows shall be submitted and agreed prior to proposed replacement or refurbishment of these windows.

(b) Full details of the design of the Princess Street entrances. This design must not include additions to the building fabric that cut across the features of the elevation and must retain and not obscure the features of the former loading bay

(c) A detailed design for the Hart Street entrance

(d) Updated and where appropriate additional drawings showing the treatment of the ground floor and basement areas of the building to be informed by the findings of the completed watching brief)

(e) Details of the internal finishes, including but not limited to metal dado trunking below radiators, the re-decoration/paint finishes to any columns and proposed permanent partition to separate the nightclub from open plan entrance

(f) Details of any external lighting and provision of CCTV including method of attachment and any electric wiring required

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5. Before the works to the basement and ground floor of the property hereby granted consent are commenced details of a watching brief for the strip out works shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted to and agreed in writing by the City Council as local planning authority prior to any fit out works and/or removal of historic fabric. The works comprising the strip out shall be limited to modern non-original and non-significant fabric and all items shall be very carefully removed so as not to cause harm to any surrounding original features or fabric. Any original features and historic surfaces shall be protected before and during these works. Features of interest including covings, skirtings, mouldings, panelling etc. shall remain in situ and be recorded. The watching brief and development shall be carried out in accordance with the approved plans and particulars. Ok

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.