

24<sup>th</sup> November 2021

**Jones Lang LaSalle Ltd**

One Piccadilly Gardens Manchester M1 1RG  
+44 (0)161 828 6440

jll.co.uk

Planning  
Manchester City Council  
Po Box 532  
Town Hall  
Manchester  
M60 2LA

Our ref: 101 Princess Street, Manchester, Reception and 5<sup>th</sup> Floor

Dear Sir/Madam

**101 Princess Street, Manchester**

**Application for Planning and Listed Building Consent Internal Fit-Out Works to Reception and 5<sup>th</sup> Floor and Installation of Plant at 5<sup>th</sup> Floor**

We have been instructed by the building owner, Standard Life Investments Property Holdings Limited ('Standard Life'), to submit an application for Planning and Listed Building Consent for internal fit-out works to the reception and 5<sup>th</sup> floor and installation of new plant to 5<sup>th</sup> floor at 101 Princess Street, Manchester (the 'Site').

An application has been submitted today via the Planning Portal (PP-10429328), which comprises the following supporting information:

- Planning Application Forms and Certificates;
- Design and Access Statement;
- Heritage Statement;
- Noise Assessment;
- 1213-05-LP-01(A) 101 PS 5TH LOCATION PLAN;
- 1213-05-LP-02(C) 101 PS SITE PLAN;
- Reception Plans:
  - 1213-0G-EX-01 22.11.21 GROUND FLOOR EXISTING
  - 1213-0G-JW-01 22.11.21 GROUND FLOOR JOINERY
  - 1213-0G-GA-01A RECEPTION PROPOSED LAYOUTS
- 5<sup>th</sup> Floor Internal Works Plans:
  - 1213-05-EX-01(A) 101 PS 5TH EXISTING LAYOUT
  - 1213-05-EX-02(A) 101 PS 5TH EXISTING CEILING LAYOUT
  - 1213-05-EX-03(A) 101 PS 5TH EXISTING HERITAGE INFORMATION LAYOUT
  - 1213-05-CL-01(A) 101 PS 5TH PROPOSED CEILING LAYOUT
  - 1213-05-PT-01(A) 101 PS 5TH PROPOSED PARTITION LAYOUT
  - 1213-05-KT-01(A) 101 PS 5TH PROPOSED TEAPOINT
  - 1213-05-WC-01(A) 101 PS 5TH PROPOSED FEMALE WASHROOM
  - 1213-05-WC-02(A) 101 PS 5TH PROPOSED MALE WASHROOM
  - 1213-05-WC-03(A) 101 PS 5TH PROPOSED ACCESSIBLE WASHROOM
  - 1213-05-FL-01(A) 101 PS 5TH PROPOSED FINISHES
- 5<sup>th</sup> Floor External Works Plans:
  - 101 Princess Street, Manchester Rev B-Existing - Work Location 1
  - 101 Princess Street, Manchester Rev B-Existing Plant Location (1)

- 101 Princess Street, Manchester Rev B-Existing Section (1)
- 101 Princess Street, Manchester Rev B-Existing- Work Location 2
- 101 Princess Street, Manchester Rev B-Proposed Elevation - Work Location 2
- 101 Princess Street, Manchester Rev B-Proposed Elevation Work Location 1
- 101 Princess Street, Manchester Rev B-Proposed Plant Location (1)
- 101 Princess Street, Manchester Rev B-Proposed Section 1
- Plant Detail Plan 1989-EDGE-10-RL-DR-M-0102 P2

The application fee of £234 has been paid to Manchester City Council today via the Planning Portal.

### **Application Site**

This application relates to 101 Princess Street, a large former shipping warehouse extending to five main storeys. The building occupies a square plot bounded by Princess Street to the south-west, Silver Street to the north-west, Abingdon Street to the north-east and Major Street to the south-east. The building is Grade II listed.

The Townhouse Hotel occupies 101 Portland Street which lies to the north-west and 103 Princess Street lies to the south-east and is occupied by a range of uses. The plot to the north-east of the application site has been redeveloped to provide a mixed-use development consisting of a casino, hotel, office accommodation and mixed A-class uses at the ground floor. Princess Street runs to the south-west of the application site along which a number of former shipping warehouses similar to 101 Princess Street have been converted to a range of uses including office and residential accommodation in the upper floors and retail and food and beverage uses on the ground floor. A well-used bus stop is located at the front of 101 Princes Street for routes travelling south out of the city centre.

The site lies within the Whitworth Street Conservation Area which notes the uniquely Mancunian character of buildings along the Whitworth Street and Princess Street corridors. These streets are dominated by large Victorian and Edwardian shipping warehouses of which 101 Princess Street is a typical example and includes a number of features identified within the description of the Conservation Area. Further detail relating to the heritage elements of the proposed development are included in the Heritage Statement submitted in support of this application.

The areas of proposed development relate to the internal tenant demise areas of the fifth floor the communal ground floor reception area and a small external area of the Silver Street elevation of the fifth floor.

### **Proposal**

The proposed development relates to the removal of former tenant fit-out works to the fifth floor following the end of a commercial tenancy. Following the removal of former fit-out works, the building owner proposes carrying out new fit-out works to the fifth floor to in advance of the floor being marketed for office use. External air conditioning plant for fifth floor is proposed on the external balcony area adjacent to the fifth floor on the Silver Street elevation. Internal renovations to the reception area are also proposed to improve the overall appearance and marketability of the building.

The proposed works build on those permitted by planning permission 129765/FO/2021 and Listed Building Consent 129766/LO/2021 both approved in August 2021 for similar works to the 4<sup>th</sup> and 5<sup>th</sup> floors and for the installation of new plant at the 5<sup>th</sup> floor.

The proposed works relate to a listed building and therefore listed building consent is required. Furthermore, the proposed works to the fifth floor would have an impact on the appearance of the building and as such it is considered that planning permission is also required. A detailed schedule of proposed works is included below.

#### *Reception Works:*

- Removal of one single door (non-original);
- Removal of one set of double doors (non-original);
- Removal of former tenant directory and wall made good;
- Non-original ceiling fittings removed and made good;
- Installation of new door sets;
- Renovations and redecoration as set out on plan 1213-0G-GA-01 22.11.21 GROUND FLOOR PROPOSED;
- 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 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 (Abingdon Street elevation) and made good;
- Existing partition adjacent to disabled bathroom and coms room to be removed and area made good;
- Existing kitchen area to be removed and made good;
- New and refurbished floors installed throughout as set out on plan 1213-05-FL-01(A) 101 PS 5TH PROPOSED FINISHES;
- Installation of new tea point/kitchen area;
- Decoration throughout as set out on plan 1213-05-FL-01(A) 101 PS 5TH PROPOSED FINISHES

#### *Fifth Floor External Works*

- Installation of 1no. Daikin condenser unit with finish RAL 7043

### **Policy**

Section 38(6) of the Planning and Compulsory Planning Act 2004 requires that applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise.

Planning policy relevant to the proposed development is included in the following documents:

- The National Planning Policy Framework (NPPF) 2019;
- The Core Strategy Development Plan Document 2012
- Retained Policies of the Manchester Unitary Development Plan as at 11<sup>th</sup> July 2012

#### *National Planning Policy Framework 2019*

Paragraph 189 of the National Planning Policy Framework 2019 states '*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*'.

Furthermore, Paragraph 192 states '*In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness’.*

At Paragraph 196 the NPPF 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, where appropriate, securing its optimum viable use’.

#### *Manchester Core Strategy*

Policy EN 3 of the Core Strategy relates to Heritage within the city and states that ‘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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset’.

#### *Manchester Unitary Development Plan*

Saved Policy DC18.1 Relates to development in conservation areas and states ‘The Council will give particularly careful consideration to development proposals within Conservation Areas.

*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)....’*

Saved Policy DC19.1 relates specifically to Listed Buildings and states ‘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:

....

- 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;...’*

#### **Assessment of Policy**

As detailed in the National Planning Policy Framework (Para 189), applicants are required to describe the significance of heritage assets which may be impacted by a planning application. The level of detail to be included within a heritage assessment should be proportionate to the importance of the heritage asset and should not be required to exceed information required to assess the impact of the proposals on the significance of the asset.

Furthermore, Paragraph 192 of the NPPF outlines the criteria for decision makers assessing planning applications relating to heritage assets. Where the harm to the asset would be ‘less than substantial’ this harm should be weighed against the public benefits of the proposal, including securing a viable use for the asset.

The proposed development predominantly relates to stripping out previous modern fit-out works and new fit out works ahead of the re-letting of the third, fourth and fifth floors, the third and fourth floor fit out having been

approved permitted by planning permission 129765/FO/2021 and Listed Building Consent 129766/LO/2021 both approved in August 2021. A proposed renovation of the communal reception area to improve the appearance of the building is also proposed.

The majority of works will not affect the historic fabric of the building however the proposed works require some limited interaction with the original historic fabric of the building. The proposed fit out works are considered to be proportionate and appropriate in relation to 101 Princess Street. The internal works would not have an impact on the appearance of the building and would support its ongoing viable use as an office building.

The proposed external works are minor in nature and are limited to the addition of 1no. air conditioning unit on a small balcony area of the 5th floor. The unit will be coloured RAL 7043 to match the surrounding slates and the previously approved condenser units. Samples of the coating were submitted to the Council as part of applications to discharge various conditions attached to the previous consents (refs CDN/21/0743 and CDN/21/0806).

The visual impact of the proposed works would be limited to the immediate vicinity. The building to the north, 101 Portland Street, is of a similar height to 101 Princess Street however the fifth floor includes only two windows facing 101 Princess Street. A limited view of the fifth floor balcony may be possible from the upper stories of Portland House or 40 Princess Street on the western side of Princess Street however these views would be at an oblique angle limiting any visual impact. Due to the layout of the fifth floor, the balcony is not visible from the adjacent Hotel Brooklyn building. Any visual impact of the proposed works would therefore be extremely limited and would not impact on the well-established use of the building. The proposed additional condenser unit will be set back from the edge of the roof in line with previously approved units to limit the visibility of the unit and will be coated in a RAL 7043 coloured wrap to match the adjacent units and materials.

A Noise Impact Assessment has been undertaken and is submitted in support of this application. The assessment considers the impact of the proposed additional condenser and includes the two previously consented condensers within the assessment. The assessment finds that the proposals will have a Very Low impact on the surrounding area.

The proposed development is limited in scope and scale. The proposed internal works would be undertaken sensitively and on a like for like basis, replacing existing modern fit-out works with updated modern fit out works with limited interventions into the historic fabric of the building. Proposed external works are limited in nature and would not significantly impact on the listed building or other heritage assets. The proposed development is therefore considered to comply with national and local planning policy.

## Conclusion

The proposed development relates to internal and external works to 101 Princess Street, a Grade II listed building which lies within the Whitworth Street Conservation Area in Manchester City Centre and as such Planning and Listed Building Consent is required.

The lawful use of the building as an office is well-established and modern fit-out works facilitate the ongoing viable use of the building. The applicant proposes removing previous modern fit-out work and carrying out a new modern fit-out in order to support the re-letting of the fifth floor. The proposed renovation of the reception area will also assist in the re-letting of the building. One new condenser unit to support this fit-out and to improve the efficiency of new and existing plant is proposed on the fifth floor balcony. The proposed internal and external works are limited in scale and will be undertaken with limited interaction with the historic fabric of the building.

It is therefore considered that the proposed development complies with national and local planning policy and should be approved.

Yours sincerely,

A handwritten signature in black ink that reads 'RTRobinson'.

**Tom Robinson**

Direct line 0161 828 6437

Mobile 07841 860930

[tom.robinson@eu.jll.com](mailto:tom.robinson@eu.jll.com)