

Planning Department
Manchester City Council
PO BOX 532
Town Hall
Manchester
M60 2LA

T +44 (0)161 228 6411
www.lsh.co.uk

Lambert Smith Hampton
3 Hardman Street
Spinningfields
Manchester
M3 3HF

Our Ref: PDC/SP
Date: 21st September 2021

Dear Sir / Madam

Princess House, 105-107 Process Street - Partial change of use and building alterations to accommodate retention of existing nightclub use (sui generis) on basement and ground floors; and proposed office (E(g)(i) use) on 1st, 2nd, 3rd and 4th floors; with new office reception, bin store and cycle store on ground floor.

On behalf of our client Lapwine Ltd, Lambert Smith Hampton [LSH] is pleased to submit a full planning application and listed building consent application for the above property.

It should be noted that this follows a recent planning permission for the same property, submitted by ourselves, which resulted in planning permission being granted for conversion of all floors to office use (application reference 123410/FO/2019). Subsequent to planning permission being granted our client, due to economic changes brought about by the Covid-19 pandemic) now seeks to retain the existing nightclubs, which remain successfully trading at basement and ground level, and proceed with converting the upper floors to office use. Whilst in the process of discharging pre-commencement conditions we were advised by the case officer (Emily Booth) that a new planning application was required for this mix of uses in the building.

Consequently, although the nightclub uses already exist, and the office use already has an extant planning permission, the current application seeks to formalise this new mix of uses. The works proposed are largely the same as has already been granted permission. There has been some detailed design development, notably on the ground floor where a redesigned entrance and reception is proposed to serve the upper floor office uses, and the cycle parking and bin store has been formalised.

A comprehensive set of drawings have been provided, which update the design to reflect the current proposals. We have also provided a new Design & Access Statement and an updated Transport Statement. The two uses will generally be active at different times of the day and benefit from independent accesses. We see no reason why they cannot co-exist within this vertical mixed use building, as many other similarly arranged building successfully do in the city currently. Indeed, this building was until recently occupied by a language school on the upper floors and nightclubs on the lower floors and this operated with no issues.

Important note regarding planning conditions

This listed building currently suffers from water ingress. There is therefore an urgent priority to make good the exterior and repair and replace the roof and windows as required. It was agreed with the case officer (Emily Booth) that the discharge of relevant pre-commencement planning conditions could be undertaken under the previous planning permission given the urgency, and because the external works will not differ based on the internal uses. These applications are currently awaiting determination (CDN/21/0489 and CDN/21/0535 for conditions 3 and 4 and associated listed building consent conditions. Condition 3 (CDN/21/0402) has also been discharged (construction management plan). It is therefore important that when these conditions are partially discharged to allow the external works that this is reflected within the new decision notice, and that they are not required to be discharged again.

We would otherwise expect that the decision notice would have similar conditions applied as for the previous permission, although we would hope that the extensive drawing package provided would remove the need for significant additional drawings as required by the previous condition 3.

Application Submission

The application was submitted via the Planning Portal and is accompanied by the following material, which updated the previous submission in respect of the current proposed mix of uses:

- Comprehensive set of application drawings
- Updated Design and Access Statement, prepared by Bowker Sadler Architecture.
- Updated Transport Technical Note, prepared by Mode Transport Planning;
- Heritage Statement, prepared by Donald Install Associates – *note that this includes the previous proposals for conversion of the basement and ground floor nightclubs which can now be disregarded but the Statement otherwise remains relevant*
- Compliance with Design for Access 2 Note
- Local Employment Agreement
- Waste Management Strategy
- Planning fee based on change of use: £462

The following sections provide background to the property and development proposals, and their compliance with the Development Plan.

The Property

The property is located within Manchester City Centre and comprises 105-107 Princess Street and is surrounded by a mix of residential and commercial land uses. The surrounding properties vary in scale ranging from four to six storeys in height. The properties are from the Victorian and

Edwardian era erected between 1850 and 1920. The property has a gross internal floor space of 2,650 sq.m subdivided over six floors.

The property is bounded:

1. To the north by the corner of Hart Street and Abingdon Street, beyond which lies 103 Princess Street and an NCP car park;
2. To the east by Bloom Street, beyond which lies 109 Princess Street and Richmond Street;
3. To the south by Princess Street, beyond which lies a number of commercial properties which front Princess Street; and,
4. To the west by the junction between Princess Street, Hart Street and Waterloo Street, beyond which lies further commercial development which fronts Princess Street.

The property itself comprises 105-107 Princess Street which is a four storey, red brick building over a basement. The external of the building is of an eclectic style with gothic features. The application relates to the change of use of the property to Use Class B1 (Offices), together with the creation of a new, identifiable single point of entry together with the reconfiguration and refurbishment of all floors. Existing entrance off Abingdon Street, Hart Street and Bloom Street are to be re-opened to provide access to the lower ground floor, and the proposed bicycle store.

The property is well served by public transport; a bus service is in operation along Princess Street which provides access to the City Centre, Chorlton, Didsbury, the Trafford Centre, Stockport, Manchester Airport and Wythenshawe. The nearest bus stop is located adjacent to the entrance of the property on Princess Street. The closest train station to the property is Manchester Oxford Road which is located approximately 370m to the south west. The station provides access to the East Midland Trains, Transpennine Express, Transport for Wales and Northern services. Furthermore, the property is approximately 340m to the south east of the St Peters Square metro link station. Existing metro link services provide direct and high frequency services to Altrincham, Eccles, East Didsbury, MediaCity, Ashton, Rochdale and Bury Line.

The property is well connected to the strategic road network; Princess Street provides access to the Manchester inner ring road (A57M) which provides access to the wider network.

The property is located in Flood Zone 1 and is at low risk of flooding. The property is included within the Whitworth Street Conservation Area which was designated in June 1985. The property is also identified as a Grade II listed building [Listed Entry Number 1270871].

The Manchester City Council Proposals Map identifies the property within the Whitworth Street Conservation Area, the City Centre subject to the provisions of Policies CC1 – CC10, and a Regional Centre subject to the provisions of Policy EC3.

Development Proposals

Refurbishment works are also proposed to all external elevations to restore and enhance the property's historic vernacular. Internal works are also proposed to reconfigure and refurbish the floors to enable them to operate for their proposed use.

The entrance off Princess Street will be reconfigured to create a single point of entry into the property. It is proposed that the internals of the ground floor will be reconfigured to form a single lobby area and unified level entry. Details on the internal reconfiguration of the ground floor are set out in the proposed plans.

Refurbishment works are proposed to all the external elevations. Details of the works are included on the external elevation plans, these are summarised in the table below.

Elevation	Description of Proposed Work
Princess Street	- Existing slate roof stripped back and re-roofed in slate, complete with new lead flashings; - Minor repairs to parapet and masonry; - Repair existing timber mansard windows on the roof, where possible and replace with new timber windows match; - Existing timber sash windows on the second floor retained and refurbished; - Existing window boarding on the first floor removed and existing sash windows retained and refurbished; - Remove existing signage from the first floor; - Remove existing non-original doors from the ground floor and insert 'free standing' bronze coloured surround to provide new entrance feature to ground floors and above; and, - Refurbish, repaint and replace where necessary the railings present on the ground floor.
Bloom Street	- Existing slate roof stripped back and re-roofed in slate, complete with new lead flashings; - Minor repairs to parapet and masonry; - Repair existing timber mansard windows on the roof, where possible and replace with new timber windows match; - Existing timber sash windows on the fourth floor retained and refurbished; - Existing window boarding on the first floor removed and existing sash windows retained and refurbished; - Removal of night club doors from the ground floor and insert 'free standing' bronze coloured surround to provide new entrance feature to ground floors and above; - Refurbish, repaint and replace where necessary the railings present on the ground floor; and,

Elevation	Description of Proposed Work
	Reinstate original stone head / cill on the ground floor.
Abingdon Street	- Existing slate roof stripped back and re-roofed in slate, complete with new lead flashings; - Minor repairs to parapet and masonry; - Repair existing timber mansard windows on the roof, where possible and replace with new timber windows match; - Existing timber sash windows on the second floor retained and refurbished; - Remove existing A/C units and lights from the first floor; - Original windows on the ground floor refurbished and reinstated; - New bronze coloured louvres to proposed bike store and boiler room in existing opening on the ground floor; - New Fire escape door in the existing opening on the ground floor; and, - New secondary entrance to the ground floor and above in existing opening on the ground floor.
Hart Street	- Existing slate roof stripped back and re-roofed in slate, complete with new lead flashings; - Minor repairs to parapet and masonry; - Repair existing timber mansard windows on the roof, where possible and replace with new timber windows match; - Existing timber sash windows on the fourth floor retained and refurbished; - Remove existing signage and lights from the third floor; - Remove existing signage and lights from the second floor; - Existing window boarding on the first floor removed and existing sash windows retained and refurbished; - Remove existing nightclub doors to original opening and insert new 'bronze' coloured surround complete with integral louvres and access door to proposed cycle store and boiler room on the ground floor; - Refurbish, repaint and replace where necessary the railings present on the ground floor; and - Reinstate original stone head / cill on the ground floor.

Cycle storage is proposed on the ground floor of the property which makes provision for the secure storage of 17 bicycles. Access to the cycle storage can be gained either through the building, or via an existing entrance off Abingdon Street.

Planning Policy Context

National Planning Policy Framework

National guidance is provided by the National Planning Policy Framework [the Framework] (February 2019), and the National Planning Practice Guidance [the Practice Guidance]. Both are material to the consideration and determination of the planning application.

The Framework¹ states that for decision taking, applications for proposals that accord with an up-to-date development plan should be granted without delay.

The Framework² sets out that decision makers at every level should seek to approve applications for sustainable development where possible.

The Framework³ sets out significant weight should be placed on the need to support economic growth and productivity.

Regarding highways, the Framework⁴ states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

With regard to design, the Framework⁵ sets out that good design is a key aspect to sustainable development, creating better places in which to live and work.

In relation to heritage, the Framework⁶ states that in determining planning 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.

The Framework⁷ notes that in determining planning applications, authorities should account for:

1. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

¹ National Planning Policy Framework - §11(c)

² National Planning Policy Framework - §38

³ National Planning Policy Framework - §80

⁴ National Planning Policy Framework - §109

⁵ National Planning Policy Framework - §124

⁶ National Planning Policy Framework - §189

⁷ National Planning Policy Framework - §192

2. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and,
3. The desirability of new development making a positive contribution to local character and distinctiveness

Indeed, the Framework⁸ goes on to state considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework⁹ states that where development proposals 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.

The Framework¹⁰ sets out that authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan comprises the Manchester City Council Core Strategy [MCCCS] (2012) and covers the plan period 2012-2027, and the 'saved' policies of the Unitary Development Plan [UDP] (1995).

The pertinent policies from MCCCS include:

1. Policy SP1 (Spatial Principles);
2. Policy EC1 (Employment and Economic Growth in Manchester);
3. Policy EC3 (The Regional Centre);
4. Policy CC1 (Primary Economic Development Focus: City Centre and Fringe);
5. Policy CC8 (Change and Renewal);
6. Policy CC9 (Design and Heritage);
7. Policy EN3 (Heritage); and,
8. Policy DM1 (Development Management).

The relevant 'saved' policies from the UDP are as follows:

1. Policy 18 (Conservation Areas); and,

⁸ National Planning Policy Framework - §193

⁹ National Planning Policy Framework - §196

¹⁰ National Planning Policy Framework - §200

2. Policy 19 (Listed Buildings).

Supplementary Planning Documents

There are no supplementary planning documents [SPD] of relevance to the proposed development.

Emerging Planning Policies

Local Plan Review

The Council is currently preparing a Local Plan Review. The Review will set out the vision for the City, the spatial strategy, policies and key allocations to 2036. It will set out the quantity, type and general location of development to meet anticipated development requirements to 2036, including the scale of employment and residential development.

The Council is proposing to consult on a Vision and Options document in Spring / Summer 2019. Given that the Local Plan Review is still in the initial stages of preparation, it can be afforded no weight in the consideration of the proposals.

Greater Manchester Spatial Framework

Manchester City Council is identified as one of the 10 Association of Greater Manchester Authorities [AGMA] which is involved with the preparation of the Greater Manchester Spatial Framework [GMSF]. The GMSF will provide an overarching plan that will cover the whole of the Greater Manchester conurbation. It will set out the scale and distribution of housing and employment growth across the conurbation for the next 20 years. It will also identify strategic land allocations for housing and employment and also key infrastructure requirements to support this growth. The Greater Manchester Combined Authority [GMCA] is finished the consultation on a revised draft of the GMSF in March 2019.

Given the strategic nature of the document, it is considered of limited relevance to the consideration of the proposals. Furthermore, the GMSF is still in the relatively early stages of plan preparation, and is yet to receive Inspector comment. Limited weight can therefore be afforded to the draft policies.

Planning Considerations

The following section provides an analysis of the key policies and related issues pertinent to the consideration of the application.

Principle of Development

The MCCCPS Proposals Map identifies the property as being within the City Centre and a Regional Centre and therefore subject to the provisions of MCCCPS Policies CC1-CC10, and EC3.

MCCCPS Policy SP1 sets out that the Regional Centre will be the focus for economic development. As outlined, MCCCPS Policy EC3 relates to the Regional Centre and sets out that development for employment generating purposes, including offices will be encouraged. In relation to offices, the Policy notes that office development will be appropriate provided that:

1. It is located in an area well connected by sustainable transport to the City Centre, and residential areas; and,
2. The scale and type of office development does not undermine the delivery of employment space within the City Centre.

As outlined in the preceding section, the property is well located to capitalise on the existing sustainable transport networks, in proximity to bus, metro and rail services which provide high quality access to the City Centre and surrounding residential districts and satellite settlements. The proposals will not impact on the delivery of employment space within the City Centre and can only be considered positive and policy compliant with Policy EC3. In this regard, the proposed development is not considered to prejudice the delivery of employment floor space within the City Centre. It is considered that the proposals accord with the provisions of MCCC Policies SP1 and EC3.

MCCC Policies EC1 and CC1 set out the strategic economic location and focus of employment growth in the City and City Region. The Policies sets out that the City Centre will be expected to accommodate 33ha of office or similar employment development. The proposals seek to deliver an additional 2,650 sq.m of office floor space which will contribute towards the City Centre's requirements. Overall, it is considered that the proposals accord with the provisions of MCCC Policy CC1.

MCCC Policy CC8 stipulates the developments which make significant contributions to the City Centre's role in terms of employment will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. As discussed in further detail in the next section of this letter, the proposals will not impact on the setting or character of the listed building or indeed the conservation area. It is therefore considered that the proposals do not conflict with the provisions of Policy CC8.

With regard to employment development, Policy EC1 sets out that a minimum of 200ha of employment land will be delivered over the plan period. As outlined, 33ha of employment land is expected to be delivered by the City Centre. The Policy sets out priorities for ensuring economic growth, this included the need to improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses.

As stated, the property comprises a Grade II listed building and is located within the Whitworth Street Conservation Area. The site's historical and architectural interest makes it an attractive location for an office development, which will attract future occupiers in specific sectors. Indeed, the proposals will deliver 2,650 sq.m of office floor space and is well located to support the needs of a small to large businesses. Overall, it is considered that the proposals will contribute positively towards the City's employment land requirements, and will deliver a bespoke and attractive office development which is sustainability located, able to meet the needs of either a number of small or one large business.

Finally, the precedent for Use Class B1 development at 105-107 Princess Street has already been established by virtue of planning permission reference 021394. Permission was granted for the change of use of 105-107 Princess Street to Use Class B1. This further substantiates the case that the principle of Use Class B1 development is appropriate in this locality.

Overall, it is considered that the principle of Use Class B1 development is appropriate within this location. This is supported by Policy together and further substantiated by the grant of planning permission reference 021394. The proposals principally relate to the reconfiguration of the entrance off Princess Street and refurbishment works to the buildings externals, none of which will impact on the character or setting of the listed building, or indeed the wider conservation area. It is therefore considered that the proposals accord with MCCC'S Policies SP1, EC1, EC3, CC1 and CC8.

Other Considerations

Design

A Design and Access Statement [DAS], prepared by Bowker Sadler Architecture accompanies this application submission.

MCCC'S Policy CC9 sets out that development in the City Centre should preserve and or enhance heritage assets. The DAS provides a summary of the proposed works, which include:

1. The creation of a new, identifiable single-point of access to the building;
2. The refurbishment of all floors to create contemporary offices;
3. The creation of a new reception;
4. The creation of a central core;
5. Amendments to the lower ground floor to enable it to function of an office floor space;
6. The inclusion of cycle storage, showering and changing facilities; and,
7. Changes to the externals of the building.

The upscaling and repair works proposed to the externals of the building are relatively minor when considered in the context of the wider property. Indeed, the works proposed seek to preserve and enhance the historic vernacular of the property. The proposed changes are summarised in the preceding table.

The works proposed will not significantly alter the external appearance of the property. Indeed, the proposed works are necessary to enable the building to meet the operational requirements of its proposed office use. The proposed works are in keeping with the existing design of the property and will not detract from its overall historic interest.

Overall, it is considered that the proposed design of the property remains in accordance with MCCC'S Policies CC9 and DM1. The proposed works principally relate to upscaling and refurbishing of the external elevations, together with the reconfiguration of the entrance off Princess Street. The works will not detract from the overall design and historic interest of the property, or indeed the character and setting of the wider conservation area. As outlined, the changes to the external elevations are necessary for the property to meet the operational requirements for proposed offices. Indeed, the reconfiguration of the entrance off Princess Street will signify the change in use of the property and will create a single, unified entrance to the property.

Heritage

As set out in the preceding section, a Heritage Impact Statement [HIA] prepared by Donald Insall Associates accompanies this application submission.

The Statement sets out that the proposals would retain and enhance the significance of the listed building and its contribution to the Whitworth Street Conservation Area. It concluded that the proposals constitute sustainable development insofar of its relationship to the historic environment.

In relation to the reconfiguration of the entrance off Princess Street the report acknowledges that this will involve the loss of original internal fabric. However it sets out that this must be considered in the context of the wider proposals for enhancement, and the contribution a viable office-use would bring to long term conservation of the building as a whole. Indeed, the proposed canopy would form an entirely reversible insertion which would signify the new use and identity of the building without detracting from the grandeur of its architecture.

With regards to satisfying the provisions of the Framework¹¹ in relation to public benefit, the HIA sets out that implementation of the scheme would see the refurbishment and upgrade of the property. The works of which would ensure the property's on-going viability and thus its long term conservation. The heritage benefits of the proposals are summarised below:

1. Restoration of missing or currently concealed historic features;
2. Removal of detracting later fabric internal fabric, better revealing the original character of the property;
3. Protection and repair of the remaining historic fabric;
4. Reconfiguration of the entrance to define the role of the façade, reconnecting the property to the street scene;
5. Reopening the blocked windows to reactivate the property's façade; and,
6. Removal of unsympathetic feature externally and restoration of the façades.

Overall, it is considered that the proposals will enhance the character and setting of the listed building and the wider Conservation Area. The proposals therefore accord with the provisions of MCCC Policies CC9 and EN3, and 'saved' Policies 18 and 19.

Highways and Parking

A Travel Plan, prepared by Mode Transport accompanies this application submission. The Travel Plan concludes that the proposed change of use of the lower ground, ground and first floor to offices will generate few vehicle trips during peak hours and will have a negligible impact on the local highway network. In the context of the Framework¹² the proposals are not considered to have an unacceptable impact on highway safety or have a severe impact on the road network.

No parking will be provided as part of the proposals. Given the property's location in relation to its proximity to sustainable modes of transport, it is not considered necessary for parking to be provided as part of the proposals. Two public car parks (NCP Sackville Street and NCP Chorlton Street) are provided to the rear of the property.

¹¹ National Planning Policy Framework - §196

¹² National Planning Policy Framework - §109

Crime Impact

Greater Manchester Police [GMP] confirmed that it was not necessary to prepare a detailed Crime Impact Statement [CIS] to support the application. This is on the premise that the proposals will not create any additional floor space.

Summary

The proposals constitute sustainable development, and accord with an up-to-date Development Plan and should therefore be approved without delay in the context of the Framework¹³. We therefore consider that in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 that planning permission should be granted for the proposed development.

Conclusions

I look forward to receiving a confirmation of registration for this application. We welcome the opportunity to discuss any matters with the Officer during the determination of the application.

If you have any queries or need any clarification of any matter relating to this letter, or in the accompanying submission documents, please do not hesitate to contact me.

Yours faithfully,



Simon Peake
Associate Director
Planning Development & Consultancy

Direct Line: +44 (0)161 242 8035
Email: philton@lsh.co.uk

Encl.

¹³ National Planning Policy Framework - §11(c)

