

King Street Townhouse Hotel, Manchester
Planning Statement
June 2021

Contents

1.	Introduction	2
2.	Site and Surroundings	4
	Planning Policy Designations	6
	Designated Heritage Assets	7
	Environmental Designations	8
	Planning History	8
3.	The Proposed Development	10
	The Applicant	10
4.	Local Planning Policies	13
	Supplementary Planning Documents and Planning Guidance	16
	Other Relevant Planning and Regeneration Documents	16
5.	National Planning Policies	18
	National Planning Policy Framework	18
	Planning Practice Guidance	23
6.	Planning Appraisal	24
	Encouraging a Vibrant Economy	25
	Design, Scale and Massing	25
	Heritage and Townscape	26
	Impact on Amenity of Users and Neighbours	28
	Pre-Application Consultation	29
	Other Technical Considerations	29
7.	Summary and Conclusions	31
	Appendix 1 - THG Design Statement	32

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1. Introduction

- 1.1 This Planning Policy Compliance Statement (referred to hereafter as the “Statement”) has been prepared by Euan Kellie Property Solutions on behalf of our client The Hut Group (“THG”) (“the Applicant”) in respect of King Street Townhouse Hotel (“the Site”) which is located within the administrative boundary of Manchester City Council (“MCC”).
- 1.2 The application seeks Full Planning Permission and Listed Building Consent for the following development:
- “The internal refurbishment of the existing King Street Townhouse Hotel, new eighth floor rooftop extension and replacement of the existing façade at fifth, sixth and seventh floors and associated works.”*
- 1.3 The purpose of this Statement is to provide a clear justification for the Proposed Development by demonstrating compliance with the relevant Development Plan, along with other material considerations.

Application Documentation

- 1.4 This Statement should be read alongside all other documents submitted with the planning application which, at the time of writing, includes:
- Covering Letter prepared by Euan Kellie Property Solutions;
 - Planning Application Form and Certificates prepared by Euan Kellie Property Solutions;
 - Site Location Plan prepared by EPR Architects;
 - Architectural Plans prepared by EPR:
 - Existing and Proposed Floor Plans;
 - Existing and Proposed Elevations, Cross Sections;
 - External Lighting Strategy prepared by BDP;
 - Design & Access Statement prepared by EPR;
 - Waste Management Strategy prepared by EPR;
 - Heritage and Visual Impact Assessment prepared by Stephen Levrant Heritage Architecture;
 - Computer Generated Images (CGIs) prepared by EPR;
 - Acoustic Assessment prepared by WSP;
 - Energy and Environmental Standards Statement prepared by WSP;
 - Transport Statement prepared by Vectos;
 - Waste Management Strategy prepared by Vectos;
 - Operational Management Strategy prepared by THG;
 - Preliminary Bat Roost Assessment prepared by Tyler Grange.

Report Structure

1.5 The remainder of this Statement is set out as follows:

- Chapter 2: Site and Surroundings
- Chapter 3: The Proposed Development
- Chapter 4: Local Planning Policy
- Chapter 5: National Planning Policy
- Chapter 6: Planning Appraisal
- Chapter 7: Summary and Conclusions

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2. Site and Surroundings

- 2.1 The Site is located within Manchester City Centre's Civic Quarter and falls within the Piccadilly Ward. The property is at 8-10 Booth Street and is situated between Massey Chambers at 6 Booth Street and 12 Booth Street and is bounded by Booth Street to the North and Kennedy Street to the south.
- 2.2 The Site location is identified in **Figure 2.1** (red dot) and an aerial view of the Site is provided in **Figure 2.2** below (with the Site boundary identified with a red line).



^ Figure 2.1 (taken from Google Maps)

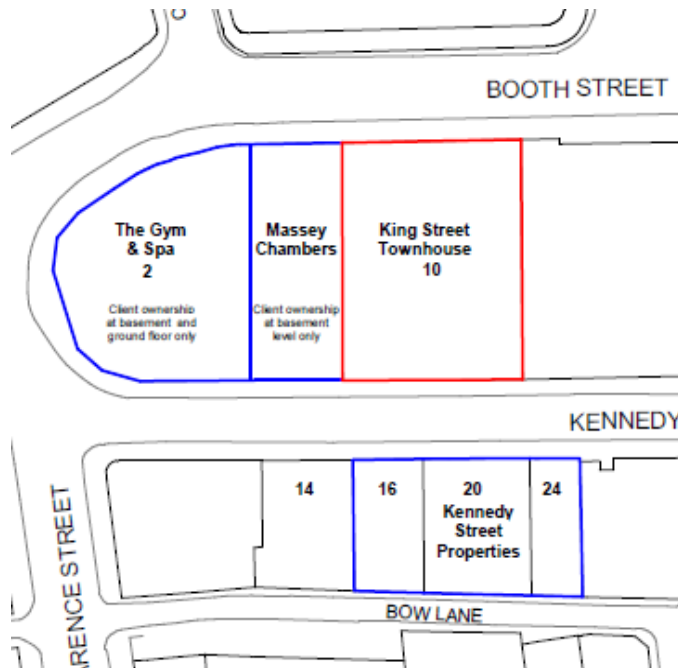
^ Figure 2.2 (taken from Google Maps)

- 2.3 The frontage of the property is onto Booth Street, with a secondary frontage onto Kennedy Street. The front and rear of the building is shown in **Figures 2.3 and 2.4** below



^ Figure 2.3 and 2.4: Photographs of King Street Townhouse from Booth Street and Kennedy Street

- 2.4 The King Street Townhouse is former bank building, originally built in 1874 and renovated in 2015 to a boutique hotel. The hotel currently has 40 no. hotel rooms along with a gym, spa and pool as well as restaurant / bar facilities at the ground floor and event space on the upper floors.
- 2.5 The King Street Townhouse was acquired by THG in 2019, along with a number of other neighbouring properties including 2 Booth Street, the basement of Massey Chambers and 116, 20 and 24 Kennedy Street as shown in **Figure 2.5** below.



^ Figure 2.5

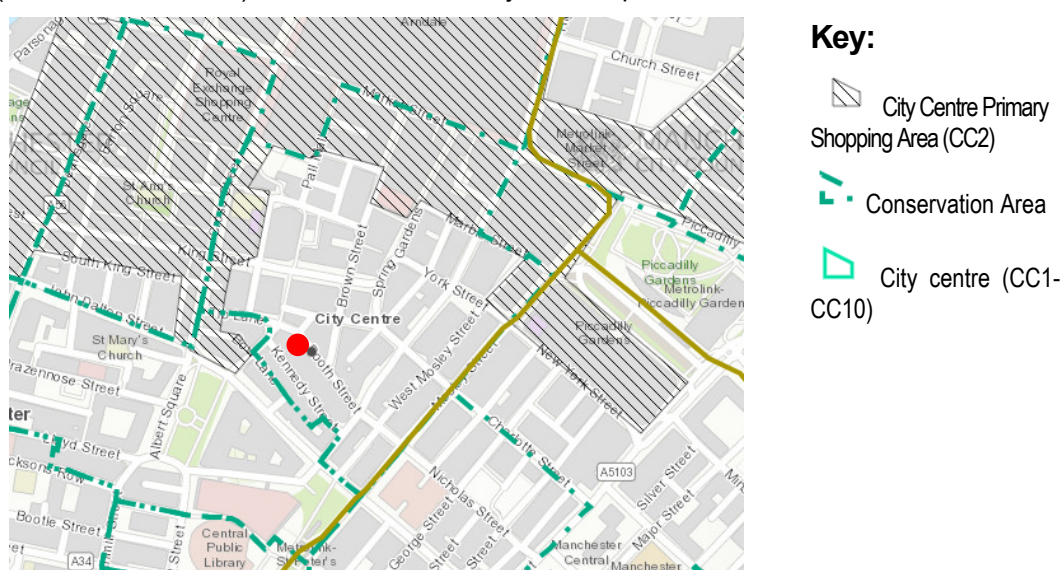
Site Accessibility

- 2.6 The Site is situated within a highly sustainable location in Manchester City Centre. It benefits from excellent connectivity to public transport, including the Metrolink network, a range of bus routes and is within a ten-minute walk to Piccadilly Railway Station and Piccadilly Gardens Bus Station.
- 2.7 The front entrance of the property is from Booth Street where there is step-free access. Servicing is from Kennedy Street, where there is also vehicular access into the basement.
- 2.8 Booth Street is a relatively narrow highway route with accompanying footways, which is one-way westbound from Brown Street and eastbound to the east of that junction and subject to a 20mph speed limit. Kennedy Street is a one-way, narrow highway route currently used to access a service bay and car park at 12 Booth Street, as well as a throughway between Clarence Street and Cooper Street.
- 2.9 At basement level there are currently 6 no. car parking spaces and there is further on-street parking in the immediate vicinity of the Site.

Planning Policy Designations

Local Plan

- 2.1 Manchester's Core Strategy Development Plan Document (the "Core Strategy"), adopted July 2012 - alongside some retained policies from The Unitary Development Plan for the City of Manchester, adopted July 1995, (the "UDP") - forms the Development Plan for the City. An extract from the Core Strategy Proposals Map¹ is shown in **Figure 2.6** (site marked with a red circle).
- 2.2 The Site lies within the defined City Centre boundary, just south of the City Centre Primary Shopping Area (CC2). The City Centre policies (CC1 to CC10) will therefore be relevant to the proposals and are considered in detail in **Chapter 4** of this Statement. The Site is located within the Upper King Street Conservation Area and abutting the Albert Square Conservation Area (see section overleaf), however it is not subject to a specific site allocation.

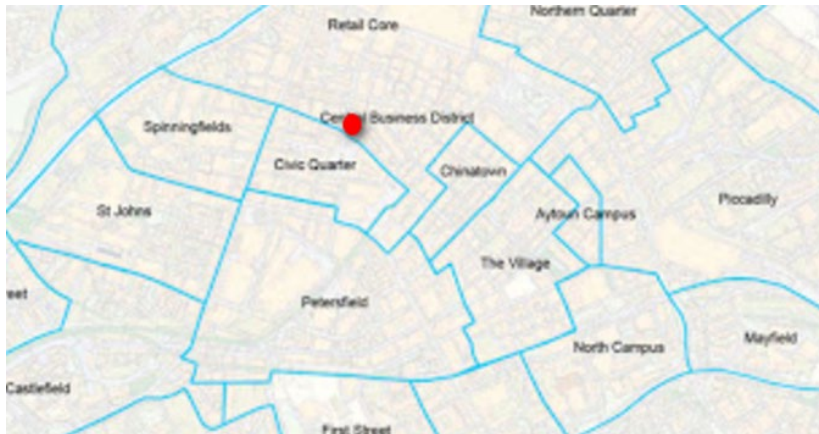


[^]Figure 2.6

City Centre Strategic Plan (2015-2018)

- 2.3 The Site is located within the City Centre Strategic Plan 2015-2018 (the "Strategic Plan") area, specifically in the Central Business District ('CBD') Area (see **Figure 2.7** overleaf, site marked with red circle). The Strategic Plan sets out a long-term vision for the City Centre and highlights the priorities for the development of different areas in the City Centre.

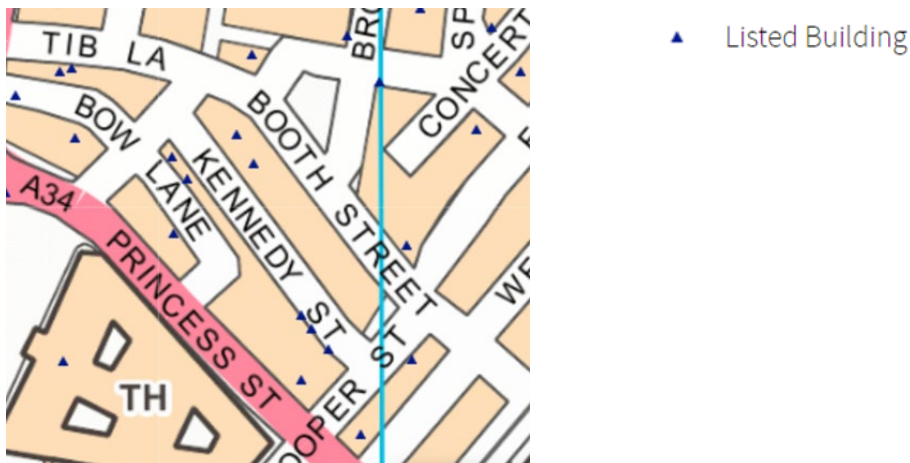
¹ http://www.manchester.gov.uk/downloads/download/4964/core_strategy_development_plan



^Figure 2.7

Designated Heritage Assets

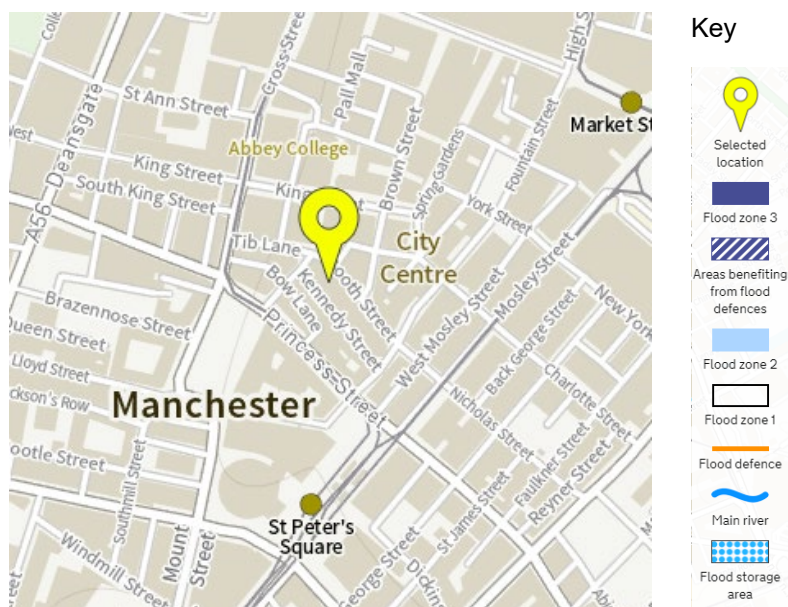
- 2.4 The Site is designated as a Grade II listed building and lies within the Upper King Street Conservation Area, which was designated by MCC on the 4 November 1970 and later extended in 1985.
- 2.5 The King Street Townhouse (Former Manchester and Salford Trustee Savings Bank) and adjacent Massey Chambers are both Grade II listed.
- 2.6 The Site also abuts the Albert Square Conservation Area and **Figure 2.8** overleaf indicates that there are a number of Grade II listed buildings in the immediate area surrounding the Site. These include:
 - 10 Kennedy Street - Grade II listed;
 - Manchester Law Library at 14 Kennedy Street - Grade II* listed; and
 - Vine Inn and City Arms Public House, Kennedy Street - Grade II listed.



^ Figure 2.8: Taken from Historic England website.

Environmental Designations

- 2.7 The Site is located within Flood Zone 1, as shown in **Figure 2.9** below taken from the Environment Agency's website.



^ Figure 2.9

Planning History

- 2.8 Having reviewed the MCC Public Access website, the following applications (listed within **Table 2.1**) have previously been approved at the Site.

Application No.	Address	Description of Development	Status
128970/NMC/2020	2-4 & 8-10 Booth Street Manchester M2 4AW	Non-material change to planning permission ref: 127325/FO/2020, including the removal and insertion of new modern partition walls, and an additional penetration between basement level of Massey Chambers, No. 6 Booth Street, Manchester, and the adjacent No. 2-4 Booth Street.	Approved 12 March 2021
128972/LO/2020	2-10 Booth Street Manchester M2 4AT	Listed Building Consent for removal and insertion of new modern partition walls to allow the reconfiguration of the internal layout of King Street Townhouse basement; together with the insertion of an additional penetration between basement level of the Grade II listed Massey Chambers, No. 6 Booth Street, Manchester, and the adjacent, non-listed No. 2-4 Booth Street.	Approved 12 March 2021
127325/FO/2020	2-4 & 8-10 Booth Street Manchester M2 4AT	Change of Use from Bar / Restaurant (Use Class A3 / A4) to Gym / Spa (Use Class D2) with associated works including louvres, rooftop plant and external lighting; and	Approved 25 September 2020

		reconfiguration of the basement of King Street Townhouse to provide associated bin storage and server room.	
127326/LO/2020	2-4 & 8-10 Booth Street Manchester M2 4AT	Listed Building Consent for louvres, rooftop plant, external lighting and reconfiguration of the basement of King Street Townhouse to provide bin storage and server room, in association with use of Gym / Spa (Use Class D2) .	Approved 25 Sep 2020
104475/FO/2013/C1	8 - 10 Booth Street Manchester M2 4AW	Conversion of former office building (Class B1) to create a 40 no. bed hotel (Class C1) with ancillary bar, restaurant and conference facilities, together with rooftop extension and external alterations.	Approved 17 March 2014
104476/LO/2013/C1	8 - 10 Booth Street Manchester M2 4AW	Listed Building Consent for external and internal alterations, including rooftop extension, in association with full planning application for the conversion of former office building (Class B1) to create a 40 no. bed hotel (Class C1) with ancillary bar, restaurant and conference facilities together with extension to create an additional storey at rooftop level and external alterations.	Approved 17 March 2014

^ Table 2.1

- 2.9 A planning application (ref:129082/FO/2021) was submitted by THG in January 2021 at the adjacent properties, 16, 20 and 24 Kennedy Street for the following development, which was approved on 4 June 2021:

Change of use from dwelling house (Class C3 use) to serviced accommodation and event space associated with the King Street Townhouse Hotel (Sui Generis) at 24 Kennedy Street, change of use from office (Class E (g) use) to a restaurant / cafe use at ground floor and events space and hotel accommodation associated with the King Street Townhouse hotel on the upper floors (Sui Generis) at 20 Kennedy Street and change of use from office (Class E (g) use) to ancillary retail space at ground floor and spa training facilities (Sui Generis) at upper levels at 16 Kennedy Street with amendments to front and rear elevations, and extension at roof level at 20 and 24 Kennedy Street.

- 2.10 **Chapter 3** will now describe the application proposals.

3. The Proposed Development

- 3.1 The application proposals present an opportunity to refurbish the property and deliver a high quality luxury boutique hotel in a highly sustainable location within Manchester City Centre.
- 3.2 The proposals are summarised in this chapter and further information is set out in the Design and Access Statement prepared by EPR Architects and submitted with the application.

The Applicant

- 3.3 THG is a global digital-first consumer brands group, retailing its own brands predominantly in beauty and nutrition. It also works with third-party brands via its proprietary, end-to-end, ecommerce technology, infrastructure and brand-building platform, THG Ingenuity. Its portfolio of own brands includes Myprotein, lookfantastic, ESPA and GLOSSYBOX.
- 3.4 Founded in 2004, THG now operates globally, retailing hundreds of localised websites, across over 195 territories. THG also listed on the London Stock Exchange in 2020, in the UK's biggest IPO in five years. Headquartered in Manchester, the Group employs over 10,000 people globally and is on course to expand its global footprint significantly and with further investment in its international infrastructure.
- 3.5 In addition to its properties in Manchester City Centre, including King Street Townhouse, Great John Street Hotel, and 100 King Street, THG is the owner of Hale Country Club & Spa and surrounding properties, comprising the Country Club and sports pitches, Paddock Farm, 39 Clay Lane and Holly Tree Cottage.
- 3.6 These acquisitions demonstrate the Group's innovative approach to effective engagement with consumers in both the online and offline environment. The properties will form part of THG's growing marketing infrastructure that deliver enhanced consumer and member experiences, influencer and brand-led events as well as content creation.
- 3.7 THG is combining successful online growth with investment in premium assets. While continuing to expand its international presence, as a Manchester-born business, THG is committed to the North West and growing its employment base and investment in the region.
- 3.8 At King Street Townhouse THG are looking to make a significant investment, including a full refurbishment and new rooftop proposals, to create a 5* hotel offering.
- 3.9 Further details on THG's commitment to their ongoing investment within Manchester is within the THG Design Statement in **Appendix 1**.

The Application Proposals

- 3.10 Full Planning Permission and Listed Building Consent is sought for the following ("the Proposed Development"):
"The internal refurbishment of the existing King Street Townhouse Hotel, new eighth floor rooftop extension and replacement of the existing façade at fifth, sixth and seventh floors and associated works."
- 3.11 The Proposed Development seeks to upgrade the current offering of the hotel to create a destination space to attract guests and the local public with an improved food and beverage offering in line with the aspirations of the new venue.
- 3.12 The internal refurbishment seeks to provide comfortable and stylish bedrooms and spaces, whilst recognising the materiality, spatial quality and historic integrity of the listed building.

- 3.13 The application proposals can therefore be summarised as follows:
- Internal refurbishment of the existing 2015 hotel scheme, including the refurbishment of all Food and Beverage (F & B) and events spaces;
 - The reconfiguration of the seventh-floor pool layout to increase the size of pool and maximise views out to Manchester Town Hall;
 - The replacement of the existing façade system from the fifth floor to the newly created eighth Floor;
 - The addition of a rooftop bar on the eighth floor; and,
 - The general redecoration of the exterior of the building, including the introduction of an external lighting scheme and replacement of external doors.
- 3.14 The various elements of the Proposed Development are considered in more detail in turn below and overleaf.

Internal Refurbishment

- 3.15 King Street Townhouse opened in 2013 and the most recent refurbishment works were carried out in 2015. Consequently, the hotel is in need of a comprehensive refurbishment. The proposed internal refurbishments are outlined in detail within the accompanying Design and Access Statement.
- 3.16 The refurbishment will result in a reduction in the total number of Hotel rooms from 40 to 38. The loss of overall bedrooms is a product of increasing the variety of guest room types available as well as creating a larger super suite on the fifth floor.

Replacement of Existing Façade

- 3.17 A glass-box-style façade is proposed from the fifth Floor to the newly created eighth Floor. The proposals remove the bold orange metallic cladding and dark grey clamp balustrading and replaces it with reflective fitting glazing and clear transparent glass bands.
- 3.18 The opaque glazed panels have a subtle patternation behind the reflective glazing layer that echoes the iconography of historical elements of the listed facade below. The architectural language is intended to unify the original architecture with the new modern façade.

Reconfiguration of Seventh Floor and Pool Offering

- 3.19 The proposals seek to provide a larger pool on the seventh floor of the Hotel. The new pool will increase in size and open up across the south east facing facade to maximise views across towards the Town Hall, along with the provision of an upgraded hydrotherapy pool and other treatments such as bubble benches and air jets.
- 3.20 The seventh floor proposals will retain a similar external section of pool that is accessed via an automatic hatch from within the internal pool. This will allow guests to experience the same unique open air bathing experience that the Hotel currently offers.

Rooftop Proposals

- 3.21 The proposals will create a single storey glass extension to the eighth floor of the Hotel. This addition will require the existing guest lift core to be extended up by one floor to serve the new roof bar facility. The roof bar will replace the existing roof terrace.
- 3.22 A glass roof with associated structure will be installed to enclose the space and will curve up from the Booth Street elevation to meet the newly created lift overrun height. The external roof bar will sit on the upper level of the eighth floor on the new slab created above the pool and pool lounge below.

- 3.23 The external area will have a combination of permanent and retractable canopies to provide cover from the weather.
- 3.24 **Figure 3.1** and **3.2** below, taken from the accompanying Design and Access Statement shows the existing and proposed Booth Street elevations.



^ Figure 3.1: Existing Booth Street Elevation



^ Figure 3.2: Proposed Booth Street Elevation

Replacement Doors, Window Glazing and Façade Lighting

- 3.25 The proposals include the replacement of the three pairs of modern doors on Booth Street. The proposed doors will be of a metal-framed design, allowing for a more uniform and symmetrical appearance.
- 3.26 The existing timber window frames will be retained and repaired where necessary and the single glazing will be replaced with double glazing to resemble historic glass. The new doors and window glazing will match the existing window frames.
- 3.27 The proposals also seek to remove the existing façade lighting. Where possible, new light sources to be located on ledges, in other cases, small dimension luminaires are proposed to minimise visibility of the fitting.
- 3.28 **Chapter 4** will now outline the relevant local planning policy considerations.

4. Local Planning Policies

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The planning policy context comprises two levels of adopted and emerging policy – national and local. Within each level there is both planning policy and guidance which combine to provide the framework for the consideration of the Proposed Development. The local planning policy context is outlined below; national policy is introduced in **Chapter 5**.

Adopted Local Plan

Manchester Core Strategy

- 4.3 The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document (“DPD”) within the Local Development Framework (“LDF”). The Core Strategy has replaced significant elements of the Manchester UDP as the document that sets out the long-term strategic policies for Manchester’s future development.
- 4.4 The policies relevant to the Proposed Development are summarised in **Table 4.1**:

Policy	Summary
Policy CC1: Primary Economic Development Focus: City Centre and Fringe	Policy CC1 states that the City Centre and fringe will be considered a suitable location for the consideration of commercially led mixed use schemes. A range of economic development uses, including leisure and tourism facilities will be encouraged in the City Centre, in line with Policy C1, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.
Policy CC4: Visitors, Tourism, Culture and Leisure	Policy CC4 supports City Centre development which improves facilities for visitors. It states: <i>“The City Centre will be the focus for culture and leisure in the City Region. Proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported. The improvement of facilities for business visitors will also be supported.”</i> Policy CC4 also focuses on hotel development in the City Centre, stating: <i>“Hotels have become an increasingly important use across the City, and these will be particularly important in the City Centre. New hotel development which contributes to the quality of the City Centre hotel offer will be supported.”</i>
Policy CC9: Design and Heritage Design	Policy CC9 requires new buildings to be of the highest standard in terms of appearance and function. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. Developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form.
Policy EC1: Employment and Economic Growth in Manchester	Policy EC1 states that the priorities for ensuring continued economic growth include demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use; and ensuring the continued social, economic and environmental regeneration of the City.

Policy	Summary
Policy EC3: The Regional Centre	This Policy within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged.
Policy EN1: Design Principles and Strategic Character Areas	Policy EN1 requires all development in Manchester to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. The Site is located within the City Centre Character Area, where developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area. Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.
Policy EN3: Heritage	Policy EN3 asserts that the Council will encourage development that complements and take advantage of the distinct historic and heritage features of its districts and neighbourhoods. New Developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, registered parks and gardens, conservation areas and archaeological remains.
Policy EN6: Target Framework for CO2 reductions from low or zero carbon energy supplies	Policy EN6 confirms that applications for all development over 1,000 sq. m. will be expected as a minimum to meet the targets set out in this policy, unless this can be shown to be not viable. Developments smaller than the above threshold, but involving the erection of a building or substantial improvement to an existing building will also be expected to meet the minimum target, where viable, but will not be expected to submit an energy statement.
Policy EN8: Adaptation to Climate Change	Policy EN8 states that all development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
Policy EN19: Waste	Policy EN19 asserts that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy. All developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.
Policy DM1: Development Management	Policy DM1 states that all developments should have regard to the following specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and green infrastructure.
Policy T1: Sustainable Transport	To deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that: ▪ Promote regeneration and economic viability by relieving traffic congestion and improving access to jobs and services, particularly for those in need and for those without a car. ▪ Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life.

Policy	Summary
	Facilitate modes of transport that reduce carbon emissions e.g. by incorporating charging points for electric vehicles subject to appropriate design and location. Would reduce the negative impact of road traffic e.g. congestion, air pollution and road accident casualties.
Policy T2: Accessible Areas of Opportunity and Needs	The Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Corridor and Hospitals and the Airport, and is easily accessible by walking, cycling and public transport, connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Proportionate Traffic Impact Assessments and Travel Plans should be provided for all major applications and for any proposals where there are likely to be access or transport issues.

^ Table 4.1

Saved Policies of the Manchester Unitary Development Plan

- 4.5 A large number of the policies set out in the UDP adopted in July 1995 were 'saved' in 2012 and are still in effect today. The policies relevant to the Proposed Development are summarised in **Table 4.2**:

Policy	Summary
DC26 Development and Noise	The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: - The effect of new development proposals which are likely to be generators of noise; and - The implications of new development being exposed to existing noise sources which are effectively outside planning control. New noise-sensitive developments (including large-scale changes of use of land or buildings) such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future. Where the Council believe that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures proposed to deal with it satisfactorily.
DC18.1e Conservation Areas	This Saved UDP Policy informs that the Council will '<i>seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:</i> <i>the relationship of new structures to neighbouring buildings and spaces;</i> <i>the effect of major changes to the appearance of existing buildings;</i> <i>the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees); and</i>

Policy	Summary
	<i>iv) the effect of signs and advertisements'</i>
DC19.1d Listed Buildings	The Council will 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.

^ Table 4.2

Supplementary Planning Documents and Planning Guidance

- 4.6 In addition, MCC has also adopted a number of Supplementary Planning Documents ("SPD").

Guide to Development in Manchester SPD

- 4.7 The Guide to Development in Manchester SPD was adopted in April 2007 sets out the design principles and standards that the City Council expects new development to achieve. The key principles and standards relevant to the proposal relate to the accessibility of new developments for disabled people.
- 4.8 The supporting text states that The Council will expect developers to comply with the standards detailed in its "Design for Access 2" Manual, and to produce an access statement, with identifies their philosophy and approach to inclusive design.

Other Relevant Planning and Regeneration Documents

City Centre Strategic Plan 2015-2018

- 4.9 As set out in **Chapter 2**, the City Centre Strategic Plan 2015-2018, endorsed by the Council's Executive Committee in July 2015, sets out a long-term vision for the City Centre and highlights the priorities for the development of the different areas of the City Centre. These are as follows:
- To identify development options that will enhance, or where that is not possible, minimise the impact on heritage assets or their settings in delivering the substantial public benefits and comprehensive regeneration.
 - Support for active streets will be encouraged by developing active frontages on the ground floor of buildings, allowing for a vibrant and varied street scene with a complementary mix of uses across both the day and night-time economy.
- 4.10 The Central Business District area, in which the Site is situated, provides a pluralist model, offering different value propositions for the range of occupiers the city needs to accommodate, and has facilitated growth within the retail, creative and digital sectors, as well as the major growth sectors such as financial and professional services.

Stronger Together: Greater Manchester 2013 (GM Strategy)

- 4.11 This document sets out a vision for Greater Manchester whereby in 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region.

The Greater Manchester Strategy for Visitor Economy 2014-2020

- 4.12 The current Greater Manchester Strategy for the Visitor Economy expires in 2020. Work is now being planned to develop and launch a new 10-year Strategy which will run from 2020-2030. Whilst the document has expired, the strategy sets out the strategic direction for the visitor economy, as such the strategy remains relevant.

- 4.13 Specifically, because it outlines how Manchester will seek to secure its share of the global tourism industry. One of the key aims is to position Manchester as a successful international destination.

Destination Management Plan (DMP)

- 4.14 This is the action plan for the visitor economy for Greater Manchester that aligns to the tourist strategy, 'The Greater Manchester Strategy for the Visitor Economy 2017-2020'. The DMP is a partnership document which is co-ordinated and written by Marketing Manchester. It has 4 strategic aims:

- To position Manchester as a successful international destination.
- To further develop Manchester as a leading events destination.
- To improve the quality and appeal of the product offer.
- To maximise the capacity for growth.

Places for Everyone Strategy

- 4.15 Places for Everyone is the plan being brought forward by nine of the ten local authorities in Greater Manchester, to deliver an ambitious joint development strategy for the city-region, following the decision of Stockport Council to withdraw from the Greater Manchester Strategic Framework ("GMSF") at the end of 2020.
- 4.16 Places for Everyone Will underpin an ambitious vision for Greater Manchester, setting out the steps that can be taken to strengthen our society, economy, and environment, and build resilience in our communities against future challenges.
- 4.17 The strategy will also set out the strategic direction for the visitor economy across the nine districts, setting out how Manchester will seek to secure its share of the global tourism industry. One of the key aims is to position Manchester as a successful international destination.

Statement of Community Involvement

- 4.18 On 11 June 2018 the Council adopted a refreshed Statement of Community Involvement ("SCI") which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester and also how interested parties can make comments on planning applications received by the Council.
- 4.19 **Chapter 5** will now introduce the relevant national planning policies.

5. National Planning Policies

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the 'Development Plan' unless 'material considerations' indicate otherwise.
- 5.2 The Courts have held that the Government's statements of planning policy are such 'material considerations' which must be taken into account, where relevant, in decisions on planning applications.

National Planning Policy Framework

Background

- 5.3 The revised National Planning Policy Framework ("NPPF") was published by the Ministry of Housing, Communities & Local Government ("MHCLG") in February 2019 and is a significant material consideration in planning decisions.

Introduction

- 5.4 The NPPF Introduction (Section 1) sets out the Government's planning policies for England and the framework in which they should be applied. The policies in the Framework should be taken into account in dealing with applications from the day of its publication [paragraph 212].
- 5.5 The NPPF is set out over 17 Sections along with Annex 1, Implementation and Annex 2, Glossary, and covers 217 paragraphs. Paragraph 3 states that '*the Framework should be read as a whole (including its footnotes and annexes)*'.
- 5.6 It is relevant to note that the NPPF goes on to outline in paragraph 6 that other statement of government policy may be material when preparing plans or deciding planning applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

Achieving Sustainable Development (Section 2: ¶ 7 to 14)

Three Overarching Objectives

- 5.7 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and, achieving this means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that objectives can be taken to secure net gains across each of the different objectives. These objectives are defined as follows:
 - a) an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 5.8 Importantly the NPPF states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in so doing *'take local circumstances into account, to reflect the character, needs and opportunities of each area'*.

Presumption in favour of sustainable development

- 5.9 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date [footnote 7], granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed [footnote 6]; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 5.10 Footnotes 6 and 7 relate to the provisions of paragraphs 11d (i) and 11d and respectively; they state:

Footnote 6: *'The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.'*

Decision-making (Section 4: ¶ 38 to 58)

- 5.11 Section 4 of the NPPF provides guidance regarding the decision-making process. It states, in paragraph 38, that Local Planning Authorities should approach decisions on Proposed Development *'in a positive and creative way'*, and should look to use the full range of planning tools to secure developments *'that will improve the economic, social and environmental conditions of the area.'*

Pre-application engagement and front-loading

- 5.12 The NPPF promotes pre-application engagement and front-loading and states that ‘early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties’.

Determining applications

- 5.13 Paragraph 48 of Section 4 provides guidance regarding the weight that should be given by LPAs when determining applications against emerging plans; it states:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given) [in line with Footnote 22].

Planning conditions and obligations

- 5.14 Paragraphs 54 to 57 of Section 4 provide guidance regarding the use of planning conditions and obligations, along with the submission of viability assessments.

Building a strong, competitive economy (Section 6: ¶ 80 to 90)

- 5.15 Section 6 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development (paragraph 80). Furthermore, it states that planning policies and decisions should recognise and address the specific locational requirements of different sectors (paragraph 82).

Ensuring the vitality of town centres (Section 7: ¶ 85 to 90)

- 5.16 Section 7 sets out that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation (paragraph 85).

Making effective use of land (Section 11: ¶ 117 to 123)

- 5.17 Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that ‘*makes as much use as possible of previously-developed or ‘brownfield land’ [in line with Footnote 44]*’

Achieving well-designed places (Section 12: ¶ 124 to 132)

- 5.18 Section 12 of the NPPF provides design guidance and states that ‘the creation of high quality buildings and places is fundamental to what the planning and development process should achieve’.
- 5.19 Paragraph 127 is noteworthy and states that planning policies and decisions should ensure that developments:
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 5.20 Paragraph 131 outlines that ‘*great weight should be given [when determining applications] to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings*’.

Meeting the challenge of climate change, flooding and coastal change (Section 14: ¶ 148 to 169)

- 5.21 Section 14 sets out guidance for ensuring the planning system supports the transition to a low carbon future in a changing climate, taking into account flood risk and coastal change. This includes encouraging the re-use of existing resources, including the conversion of existing buildings, and supporting renewable and low carbon energy and associated infrastructure.
- 5.22 Paragraph 163 goes on to advise that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment – which should be provided for all development proposed in Flood Zones 2 and 3, and for development in Flood Zone 1 for sites of 1 hectare or more in size. Whilst some applications for minor development or change of use should not be subject to either the sequential or exception test, they should still meet the requirements for a site-specific flood-risk assessment (Paragraph 164).

Conserving and enhancing the historic environment (Section 16: ¶ 184 to 202)

- 5.23 Paragraph 184 introduces Section 16 of the NPPF and states that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Proposals affecting heritage assets

- 5.24 Paragraph 189 outlines that when determining applications, LPAs 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.

- 5.25 The paragraph goes on to state that ‘as a minimum’ the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 5.26 Paragraph 190 states that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.
- 5.27 Paragraph 192 states that in determining applications, LPAs 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.*

Considering potential impacts

- 5.28 Paragraph 193 states that when 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.
- 5.29 According to paragraph 194, any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 5.30 Paragraph 195 states that where a Proposed Development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, LPAs should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the Site; and*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the Site back into use.*
- 5.31 Following on from this, paragraph 196 states that 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.
- 5.32 Paragraph 197 outlines that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing

applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 5.33 Paragraph 200 states that LPAs '*should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.*' Importantly, proposals that '*preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*'
- 5.34 Paragraph 201 sets out that '*not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.*' The loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Planning Practice Guidance

- 5.35 On 6 March 2014 the Department for Communities and Local Government published the Planning Practice Guidance ("PPG") web-based guidance. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 this guidance is a material consideration that should be taken into account during the determination of planning applications. The following sections of the NPPG are relevant:
- Before submitting an application;
 - Consultation and pre-decision matters;
 - Conserving and enhancing the historic environment; and,
 - Design.
- 5.36 **Chapter 6** will now appraise the development proposals against the local and national planning policies presented in **Chapters 4 and 5**.

6. Planning Appraisal

6.1 Having introduced the Site along with the Development Plan and other relevant material considerations it is prudent to outline in this chapter the suitability of the Proposed Development in planning terms.

6.2 The following matters will be considered in turn:

- Principle of Development
- Encouraging a Vibrant Economy
- Design, Scale and Massing
- Heritage and Townscape
- Neighbouring Residential Amenity
- Pre-Application Consultation
- Other Technical Considerations

6.3 These are considered in turn below.

Principle of Development

Existing Hotel

6.4 The existing property currently operates as a boutique hotel with rooftop bar and event space, and therefore the use of the property in this manner is already accepted. Notwithstanding this, it is important to note that Core Strategy Policy CC4 (Visitors, Tourism, Culture and Leisure) recognises the importance of hotel accommodation within the city and is subsequently supportive of new hotel development which contributes to the quality of the City Centre hotel offer. A city centre hotel is also fully in line with Core Strategy Policy CC1 which supports leisure and tourism facilities in central locations and the City Centre Strategic Plan which supports a mix of uses within the Central Business District. Continued investment in a city centre hotel is also in line with the Greater Manchester Strategy for Visitor Economy, the Destination Management Plan and Places for Everyone.

6.5 In addition, the Policy is supportive of City Centre development which improves facilities for visitors, stating, *'Proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported'*.

6.6 The Proposed Development seeks to improve the existing Hotel, through an extensive refurbishment and sensitive extension and will bring the accommodation and facilities to the standard expected for a City Centre '5 star' hotel in 2021, creating a new unique lifestyle destination in the heart of Manchester which will contribute to the range of hotel and leisure infrastructure within the City.

6.7 The proposals will therefore contribute towards improving the accommodation and leisure offering in the City Centre, attracting more tourists and positioning Manchester as a successful international destination. As such, the Proposed Development directly responds to Policy CC1 and CC4 of the Core Strategy, and the City Centre Strategic Plan.

Benefits

6.8 The Proposed Development offers a range of benefits to the local community and hospitality sector within Manchester. Specifically, it represents a significant contribution and step-change to the current hospitality offering in the City Centre by providing high quality boutique hotel accommodation. It will therefore assist in meeting current and future demand for visitor

accommodation within Manchester and assist in diversifying the offer for tourists and visitors, in accordance with Core Strategy Policy CC4.

- 6.9 As is outlined in the THG Design Statement (see **Appendix 1**) THG is committed to growing the employment base and investment within the north west region, including its assets within Manchester City Centre, of which King Street Townhouse is one. THG's investment programme represents a significant contribution to current hospitality offering within the City Centre and will deliver new jobs and training opportunities for local people, both during operation and construction.
- 6.10 From a regeneration perspective, the proposals will improve the physical appearance of the Site and provide the opportunity to introduce new rooftop extensions of high architectural quality, replacing previous poor-quality interventions. The scheme will complement the existing mix of residential, commercial and leisure uses within the City Centre, in accordance with the City Centre Strategic Plan 2015-2018.
- 6.11 These benefits to both the local community and to visiting tourists outweigh the limited impact the scheme will have on surrounding properties. The proposals therefore accord with the Policies EC1, EC3 and CC4 of the Core Strategy, the City Centre Strategic Plan and The Greater Manchester Strategy for Visitor Economy and Destination Management Plan (DMP).
- 6.12 In terms of national planning policy, the scheme is consistent with the objectives outlined in the NPPF, in particular the need to provide sustainable development in the right locations.

Encouraging a Vibrant Economy

- 6.13 Core Strategy Policy EC1, Employment and Economic Growth in Manchester highlights that ensuring continued economic growth is a priority and includes the provision of jobs for local people, through construction or use.
- 6.14 Further, Section 7 of the NPPF focuses on ensuring the vitality of Town Centres. Specifically, paragraph 85 states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 6.15 The Proposed Development will refurbish the existing hotel offer through an extensive refurbishment and sensitive extension, creating a new unique lifestyle destination in the heart of Manchester, and bringing the accommodation and facilities to the standard expected for a City Centre '5 star' hotel in 2021.
- 6.16 This will ensure the ongoing viability of the Hotel business which in turn brings other important benefits to the local communities, through employment, tourism related development and footfall to the area.
- 6.17 The proposals will therefore meet the requirements of Core Strategy Policy EC1 and Section 7 of the NPPF.

Design, Scale and Massing

- 6.18 Core Strategy Policy EN1 states that all development in Manchester will be expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. This is supported by the Guide to Development in Manchester SPD.
- 6.19 Core Strategy Policy CC9 recognises that new development in the City Centre should recognise and respond to the specific design challenges that must be overcome to ensure complementary function and form between the City's heritage assets and new development.

- 6.20 Further, NPPF Section 12, Achieving well-designed places, recognises that good design is a key aspect of good development. Paragraph 127 of the NPPF, requires developments to function well, and add to the quality of the area, for the lifetime of the development.
- 6.21 As outlined in **Chapter 3** and the Design and Access Statement prepared by EPR Architects, the scheme has developed throughout the pre-application stage with input from an experienced design team and following an on-site meeting with Manchester City Council. THG has also been involved throughout the design process to ensure the building meets their specific requirements.
- 6.22 The key driver for the Proposed Development - as discussed within **Chapter 3** - is the ambition to comprehensively refurbish the hotel to upgrade the current offering to create destination spaces to attract guests and the local public. Essentially, the Proposed Development will continue to provide a luxury, boutique experience for guests, improving the overall functionality of the hotel and spaces, and ensuring the long term viability and vitality of the business.
- 6.23 Consequently, a number of external alterations and extensions were identified, including the replacement roof bar extension and façade replacement from the fifth floor up to the newly created eighth floor. These proposed changes will allow the THG's ambitions for the hotel to be realised in a sensitive manner to the existing building and character of the surrounding area.
- 6.24 These external alterations have been carefully designed to complement the existing building and its context. The proposed roof bar replacement and eighth floor extension will collectively enhance the functionality of the Hotel operation which is currently constrained by the spaces available within the existing building.
- 6.25 As is set out in detail within the Design and Access Statement prepared by EPR Architects detailed consideration has been given to the scale and massing of the proposed replacement roof bar replacement and eighth floor extension, both of which represent high quality, contemporary additions to the hotel.
- 6.26 The architectural quality of the proposals are of the highest quality, and whilst seeking to complement the existing historic fabric, the proposed materials and glass finish clearly articulates that the proposals are a modern and contemporary addition to the building.
- 6.27 In accordance with the Guide to Development SPD the proposed new rooftop additions are considered to be at an appropriate height within a City Centre context and of an excellent design quality in accordance with Core Strategy Policy EN1.
- 6.28 The Heritage Assessment prepared by Stephen Levrant Heritage Architecture concludes that the Proposed Development will have a positive impact upon the Upper King Street Conservation Area within which the scheme is located. It therefore responds positively to the objectives of Core Strategy Policy CC9, EN3 and the Guide to Development SPD.
- 6.29 The proposals therefore accord with the Section 7 of the NPPF, Core Strategy Policies EN1, EN3, CC9 and the Guide to Development SPD.

Heritage and Townscape

- 6.30 Core Strategy Policy EN3 states that The Council will support development that preserves, or where possible, enhances the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- 6.31 Saved UDP Policy DC19.1d also states that The Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity and Saved UDP Policy 18.1e confirms development proposals affecting conservation areas will be granted only where it can be shown that they will not harm the appearance or character of the area.

- 6.32 The NPPF, within Section 16, also provides policies for the protection and enhancement of heritage assets, which includes historic building and conservation areas. Designated heritage assets are afforded a greater weight of consideration in any proposal affecting their fabric and setting.
- 6.33 Further, Section 66 of the Planning (listed Building and Conservation Areas) Act 1990 requires a local planning authority, when making a decision on a planning application for development that affects a listed building or its setting, to have special regard to the desirability of preserving the building or any features of special architectural or historical interest which it possesses.
- 6.34 As set out in **Chapter 2** of this Statement the Site is located within the Upper King Street Conservation Area. The building itself is also Grade II listed.
- 6.35 Consequently, a Heritage Assessment of the proposals has been prepared by Stephen Levrant Heritage Architecture and submitted with the application.
- 6.36 The Statement appraises identified features of historic built environment within the context of the Site providing a description of their significance in order to understand the potential impact of the proposals. The Statement is presented to accord with the requirements of the NPPF paragraph 128, to describe the significance of the heritage assets affected and the consequent potential impact of the Proposed Development.
- 6.37 The Heritage Assessment outlines that the building was redeveloped as an office building during the 1980s, leaving only the two external walls to Booth Street and Kennedy Street remaining as a façade retention scheme.
- 6.38 The building again underwent substantial alterations in 2015 to form the new King Street Townhouse. However, the original list description has not been amended or updated to reflect these changes or the current extent of the listing.
- 6.39 The significance of the former bank building was substantially affected by the demolition of the entire interior of the building during the 1980s reconstruction of the site, which left only the two original facades to Booth Street and Kennedy Street surviving. Consequently, the significance of the building today lies only the two surviving elevations to Booth Street and Kennedy Street of which are of high aesthetic/architectural value.
- 6.40 The Heritage Assessment sets out that the proposed alterations to the Grade II listed building focus on refurbishing the entirely modern internal areas of the building, and as such do not affect the building's special interest. The minor alterations to the 'high significance' external elevations focus on the replacement of three modern external doors onto Booth Street with high quality replacements.
- 6.41 In terms of visual impact, it is set out that due to the fully enclosed/narrow nature and the heights of buildings along Booth Street and Kennedy Street, the listed building is principally seen from short-range views from the immediate environs of the Site. Additionally, the stepped-back, mansard roof of the King Street Townhouse is largely indiscernible from street level.
- 6.42 Consequently, it is concluded that the proposed roof extension and recladding works are considered to actually lessen the visual impact of the more conspicuous 2005 additions. The proposals are also of a minor beneficial impact on the character and appearance of the Upper King Street Conservation Area, and will not impact on the adjacent Albert Square Conservation Area. The proposed works therefore result in a neutral/beneficial visual impact on the settings of the identified surrounding listed buildings.
- 6.43 As such, it is considered that the current Proposals will not result in any unmitigated "harm" to the special interest of the identified listed buildings, or the character and appearance of the Upper King Street Conservation Area in accordance with Section 16 of the NPPF, Core Strategy Policy EN3 and Saved UDP Policy DC18 and 19.

Impact on Amenity of Users and Neighbours

- 6.44 Core Strategy Policy DM1 states that all development should have regard to effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
- 6.45 Further Saved UDP Policy DC26 states that where the Council believe a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures proposed to deal with it satisfactorily.

Noise Impact

- 6.46 Paragraph 170 of the NPPF states that planning decisions should avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and states that proposals should seek to mitigate any adverse impacts arising from noise.
- 6.47 This is further supported by guidance within the PPG which outlines details for the assessment of any potential noise impact and clarifies that the NPPF picks up on the objectives of the Defra Noise Policy Statement for England (2010).
- 6.48 As such, an Environmental Noise Survey Report has been prepared by WSP to determine background noise level and assess the whether the proposed development would have an impact on noise amenity. The Report demonstrates the various sound mitigation methods THG will employ to reduce the impact of noise.
- 6.49 At roof level, some elements may be openable and access to external terraces provided. Noise break-out through external doors or rooflights will be controlled through operational management of the space (e.g. keeping doors external doors to terraces closed) when events involving high levels of amplified sound are taking place, as outlined by the Operational Management Scheme.
- 6.50 The proposals will therefore meet the requirements of Core Strategy Policy DM1 and Saved UDP Policy DC26.

Highways Impacts and Servicing

- 6.51 A Transport Statement has been prepared by Vectos to support the application. It outlines that the Site is in a highly sustainable location and is easily accessible by non-car modes which will help to encourage guests and staff to travel to and from the site using sustainable transport modes.
- 6.52 King Street Townhouse will benefit from 4 no. car parking spaces at basement level, including one accessible car parking space. There is also on-street parking on Booth Street and to the rear on Kennedy Street as well as other public parking within the city.
- 6.53 As also identified within the Design and Access Statement, servicing is proposed from the basement access from Kennedy Street. Further detail is also set out in the Operational Management Plan.
- 6.54 It is concluded that the Proposed Development will not have any significant adverse impacts in relation to transport and that it is acceptable in transport terms.
- 6.55 A Construction Management Plan will be developed and agreed with MCC prior to construction commencing to identify measures to mitigate impacts associated with construction traffic on the local and strategic transport networks.
- 6.56 The proposals are considered to be in accordance with all relevant local and national transport planning policy, including Core Strategy Policies T1 and T2 and Section 4 of the NPPF.

Pre-Application Consultation

- 6.57 The applicant has undertaken positive pre-application consultation with MCC in line with the adopted Statement of Community Involvement ("SCI"), adopted on 11 June 2018, and paragraph 188 of the NPPF. These early discussions, prior to the submission of the application, have given the applicant the opportunity to ensure that the planning application responds to all of the policy requirements which are relevant to the Proposed Development.
- 6.58 Local Ward Councillors and neighbouring residents have also be informed of the proposals during the pre-application stage by way of a letter drop.

Other Technical Considerations

Energy and Sustainability

- 6.59 Core Strategy Policy EN6 states that developments will be expected to meet the stipulated Policy targets unless it can be shown not to be viable. Further, Core Strategy Policy EN8 states that all development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
- 6.60 Section 14 of the NPPF, Meeting the challenge of climate change, flooding and coastal change identifies that development should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions; minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 6.61 An Energy Statement and Environmental Standards Statement have been prepared by WSP. These assess the principles of sustainability which will be implemented at the proposed refurbished King Street Townhouse.
- 6.62 The Energy Statement sets out the low carbon design principles that are proposed to be integrated into the building in order to meet the requirements of part L2B of the building regulations.
- 6.63 Due to the nature of the existing buildings and the constraints of the site, low carbon design interventions are limited. However, they have been included wherever possible and include the following:
- All new building elements have high efficiency fabric u values;
 - In depth thermal modelling of the proposed glazing replacement;
 - New high efficiency building services;
 - Intelligent control system to reduce heating and cooling energy; and,
 - Renewable energy options assessment.
- 6.64 The proposals will therefore accord with Core Strategy Policies EN6, EN8 and Section 10 of the NPPF.

Inclusive Access

- 6.65 The Guide to Development in Manchester SPD was adopted in April 2007 and sets out the design principles and standards that the City Council expects new development to achieve. The key principles and standards relevant to the proposal relate to the accessibility of new developments for disabled people and ensuring inclusive design.
- 6.66 Paragraph 127 of the NPPF also requires that developments create places that are safe, inclusive and accessible for all.

- 6.67 As is set out within the Design and Access Statement prepared by EPR Architects, the scheme has been developed with an inclusive approach to allow easy, safe and secure access for disabled occupants and visitors, whilst working within the limitations of the existing building.
- 6.68 The proposed scheme includes the provision of continued level access from Booth Street and includes the upgrading of the existing service platform lift to a full passenger lift. This allows wheelchair access into the ground floor of the hotel from the accessible parking bay within the basement.
- 6.69 Once inside the hotel wheelchair users can access every level of the hotel and gain access to the adjacent spa at 2 Booth Street via the 2 No. passenger lifts. A proportion of guest rooms will be accessible by wheelchairs users.
- 6.70 The proposals therefore accord with the Guide to Development in Manchester SPD and paragraph 127 of the NPPF.

Waste Management

- 6.71 Core Strategy Policy EN19 states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy, and that all developers will be required to submit a waste management plan.
- 6.72 A Waste Management Plan and the City Council's Waste proforma have been submitted with the planning application. The strategy outlines the provision of the Bin Store within the Hotel, and the collection arrangements.
- 6.73 Consequently, the proposals accord with Core Strategy Policy EN19.

Ecology

- 6.74 A Preliminary Bat Roost Survey has been undertaken by Tyler Grange and is submitted in support of the application.
- 6.75 The Survey outlines the findings of an internal and external inspection of the building and the habitats adjacent, and identifies that the building contained features that may be suitable to support roosting bats. However, due to the lack of any suitable habitat surrounding the site and concentrated urban surrounds, these buildings are considered very unlikely to be used by bats.
- 6.76 It is therefore concluded that the proposals are unlikely to result in any impact on individual bats or local bat populations and no further surveys to support this assessment are considered necessary.
- 6.77 In line with these findings the proposals accord with Core Strategy Policy DM1 and are also consistent with the paragraphs set out in Section 11 of the NPPF, Conserving and enhancing the natural environment.
- 6.78 **Chapter 7** will now outline the key conclusions.

7. Summary and Conclusions

- 7.1 As outlined in this Statement, the building is currently used as a hotel with rooftop bar and terrace and therefore this application seeks Planning and Listed Building Consent for comprehensive internal refurbishment works, a replacement façade from fifth floor to the newly created eighth floor.
- 7.2 The proposed replacements and extension will collectively enhance the functionality of the Hotel operation which is currently constrained by the spaces available within the existing building.
- 7.3 The proposals have been carefully designed to complement the existing building and its context - further, the architectural quality of the proposals are of the highest quality, and allow the features of the original building to be appreciated from the surrounding area.
- 7.4 The proposed roof top extension and roof bar are mindful of the surrounding residential amenity and have been sensitively designed to ensure there is no additional impact on the surrounding neighbours.
- 7.5 The application is supported by a comprehensive suite of technical documents and considerable pre-application consultation has been undertaken by the applicant prior to submission. This has included meetings, conversations and correspondence exchanges with officers at Manchester City Council.
- 7.6 In planning policy terms, the proposals will wholly accord with the Development Plan as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004. They will also align positively with other material considerations which include Manchester City Centre Strategic Plan 2015-2018, the NPPF and Planning Practice Guidance.
- 7.7 Paragraph 11 of the NPPF outlines the presumption in favour of sustainable development. For decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 7.8 As MCC are considered to have an up-to-date development plan, this is the starting point for decision making in this instance.
- 7.9 As outlined within **Chapter 6**, the proposed development represents sustainable development and clearly accords with the development plan, consequently, Paragraph 11c of the Presumption in Favour of Sustainable Development is engaged.
- 7.10 Accordingly, and as the development will not result in any adverse impact following the granting of permission which would significantly and demonstrably outweigh the benefits of the development in this instance, in line with Paragraph 11 of the NPPF, it is respectfully requested that permission be granted without delay.

Appendix 1 - THG Design Statement

APPENDIX 1

An aerial, monochromatic view of a detailed architectural model of Manchester City Centre. The model shows a dense grid of buildings of various heights and shapes, interspersed with green spaces and pedestrian paths. The perspective is from a high angle, looking down on the city. The text 'This Is THG - City Centre Manchester' is prominently displayed in the top right corner, with 'Design Statement' and the date '17.11.20' below it.

This Is THG - City Centre Manchester

Design Statement
17.11.20

This Is THG - City Centre Manchester

Contents

1.0	CITY CENTRE INVESTMENT	
	Contents	1.0
	The Client - Summary	1.1
	The Vision	1.2
	Development Map	1.3
	Proposed Schemes	1.4
	Project Programme	1.5
	Summary	1.6

1.0 City Centre Investment Programme

- 1.1 The Client - Summary
- 1.2 The Vision
- 1.3 Development Map
- 1.4 Proposed Schemes
- 1.5 Project Programme
- 1.6 Summary

Introduction

1.1 The Client Summary

THG is a global, consumer brand & proprietary technology group pre-eminent in Beauty and Wellness.

It's roster of wholly-owned and renowned brands include Myprotein, lookfantastic, ESPA and GLOSSYBOX, all of which are powered by its industry-leading and award-winning technology platform, THG Ingenuity.

Founded in 2004, THG now operates 200+ localised websites, retailing goods in 169 countries. In the year to 31 December 2019, the Group grew sales by 24% to £1.14bn, with 66% of sales generated internationally. Headquartered in Manchester, the Group employees over 7,000 people globally and is on course to expand its global footprint significantly and with further investment in its international infrastructure.

In the first half of 2019, THG acquired the Eclectic Hotel Group, comprising of the UK's most prestigious boutique hotels: King Street Townhouse and Great John Street Hotel; as well as 12,000 sq. ft. ground floor and basement space within the iconic 100 King Street building.

These strategic acquisitions demonstrate the Group's innovative approach to effective and innovative engagement with consumers in both the online and offline environment. As such, the properties will form part of THG's growing marketing infrastructure that delivers enhanced consumer experiences, influencer and brand-led events as well as content creation.

THG is combining successful online growth with increasing investment in premium assets. These properties are highly complementary to the Group's existing ownership of the five star Hale Country Club & Spa, which it acquired in July 2016.

While continuing to expand its international presence, as a Manchester-born business, THG is committed to the North West and growing its employment base and investment in the region.



THG ICON, Manchester Airport



THG Warehouse, Poland

Introduction

1.2 The Vision

THG’s investment programme represents a significant contribution to the hospitality sector in Manchester - establishing two 5* star hotels, a new boutique gym and spa, townhouse property (serviced accommodation) new restaurant/event spaces and office space for THG beauty brands.

Current projected data regarding this programme note the following:

- Employment – currently at 165 heads. This will increase to 350 once Great John Street Hotel and King Street Townhouse Hotel are operational (112% increase)
- Apprenticeship/internship schemes – THG propose to launch schemes as sites/schemes become operational
- Work Experience – Targetted to offer oppurtunities in 2021.
- City Centre work force – 92% of the current staff in Manchester live within 5 miles of the site
- Training programmes to upskill existing staff – looking to launch in 2021

The hospitality sector has faced unprecedented challenges throughout 2020. THG’s investment extends beyond the physical properties, with significant contributions made to the effort to combat Covid-19:

- £10 million aid package to support vulnerable communities, key workers. £5M directly for Manchester and other £5M outside of the North West. The aid to Manchester was split as follows: £1M split between two charities (We Love MCR and Greater Manchester’s Mayor’s charity) and £4M worth of critical products and services.
- Great John Street hotel provided free rooms and meals to a total of 49 key workers across the NHS and GMP during the Coronavirus pandemic from the end of March to 14 June 2020. In total, 1,371 room nights and 2,500 meals were provided to support key workers working away from their families.

THG Eco

We have now launched THG Eco, the driving force behind our bold sustainability action plan.

THG Eco embodies our sustainability goals and will accelerate our ongoing plans to reduce our impact on the environment and create and implement innovative new sustainability practices in three main areas: reducing carbon and energy, eliminating waste and protecting natural resources.

THG’s business model means we are perfectly positioned to embed sustainability and best practice at the heart of product design, manufacture, delivery and customer journey. THG Ingenuity’s clients and partners will also see positive change as we drive the ongoing development and expansion of sustainability into the division.



Proposed Schemes

1.3 Development Map



King Street Townhouse

- 40 Hotel Rooms
- Wedding/ Event Space
- Rooftop Pool & Bar

100 King Street

- Retail experience

Spa at 2 Booth Street

- Treatment Room
- Treatment Pools

Kennedy Street Properties

- Luxury Serviced Townhouse
- Restaurant
- Event Space
- 6 Hotel Rooms
- Office Space

Great John Street Hotel

- 21 Hotel Rooms
- Restaurant
- Event Space

Proposed Schemes

1.4 Scheme Descriptions



Great John Street Hotel

Formerley part of the Eclectic Hotel group, THG's refurbishment of the Great John Street Hotel will create a magnificent 21 Key 5 Star hotel offering within the Castlefield conservation area of the city centre.

The comprehensive refurbishment will aim to deliver unique split level suites, alongside increased accessible room provision and a truly outstanding penthouse offering. The THG suite is comprised of two double height guestrooms of superior quality fixtures and design (each with private lounge and generous bathroom facility) bookend a luxurious lounge space with private bar and 'secret' kitchen for private dining, entertaining and events.

One of the defining features of Great John Street is its iconic roof terrace and panoramic view of the southern skyline of the city. THG's refurbishment will deliver a new rooftop bar (with bespoke feature roof) for events, dining and socialising.



100 King Street

Situated across the Ground floor and Basement of the iconic Sir Edwin Lutyen's designed 'King of King Street' building, THG's 100 King Street represents a new platform to experience THG's brands and brand partners in an immersive, experience driven retail environment. 100 King Street will be an evolving platform continually featuring new content and installations, new brands and opportunities for engagement with exclusive products and content.

A key feature within THG's city centre portfolio - 100 King Street will reinvigorate the beautiful banking hall and historic vault, combining the Grade 2* listed building setting with cutting edge technology, service and hospitality to deliver an events driven space which worthy of its iconic address.



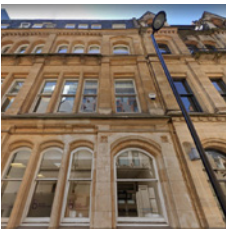
King Street Townhouse Hotel

Also formerley part of the Ecelectic Hotel group, THG's refurbishment of the King Street Townhouse Hotel will create a superb 35 Key 5 Star hotel offering within the Upper King Street conservation area of the city centre.

The already stand out hotel will be re-energised with an extension and redesign of the rooftop infinity pool, creating a destination wellness offering and beautiful roof top bar.

THG's scheme will create a stronger offering of premium suites within the hotel (formerly 40 Keys), creating a series of substantially larger, exquisitely designed suites taking in the striking view of the historic Town Hall building.

The crowning glory of THG's King Street masterplan, The King Street Townhouse hotel will also see an opening up of the ground floor space - reconnecting the space with its history as the HQ of Manchester and Salford Savings Bank - restablishing the principles of the banking hall to create a new feature bar and restaurant.



Kennedy Street Properties

Targetted as a worldwide training facility for ESPA spa staff -16 Kennedy street will feature large training rooms in addition to office accommodation and a front of house ESPA store.

The final component of THG's King Street Masterplan, 20-24 Kennedy Street will provide unique, standalone beautifully appointed Townhouse style serviced accommodation. Featuring beautifully designed spaces over 5 floors of accomodation and amenities - the Townhouse will offer the utmost in luxury, seamless technology interface and importantly, total disretion for guests. Featuring its own private entrance and offered with the options of taking 3 up to 9 bedrooms, 20-24 Kennedy Street will provide the next level of quality serviced accommodation within the city centre.



Spa @ King Street Townhouse Hotel

THG aquired the ground floor and basement levels of 2 Booth Street to create a bespoke city centre gym and spa offering to extend the already luxurious amenity offering of the King Street Townhouse Hotel.

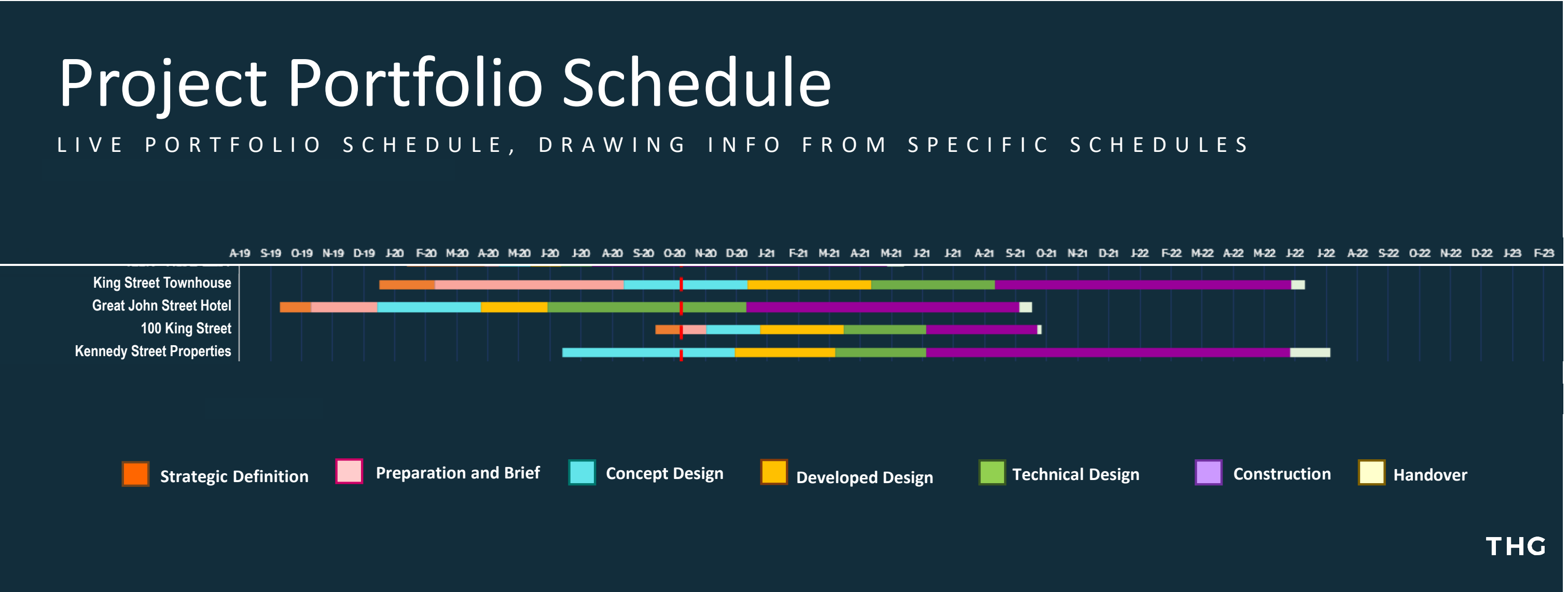
Connected by a new subterranean link - directly into the jewel like spa area - guests can experience Salt inhalation, Sauna and Steam facilities alongside a menu of spa treatments or simply relax in the feature relaxation lounge.

At the ground floor will be a stand out gym hosting a number of THG's Wellness, Fitness and Nutrition Brands alongside the latest equipment and facilities.

While a direct extension of the King Street Townhouse Hotel's amenity offering - both gym and spa will be available to THG club members.

Proposed Schemes

1.5 Project Programme



This Is THG - City Centre Manchester

1.6 Summary

THG is a Manchester-born business that is committed to its employment base and ongoing investment within the North West region, including its assets within Manchester City Centre. THG’s investment programme represents a significant contribution and a step-change to current hospitality offering with the City Centre, and will deliver the following:

- Two unique 5* hotels
- A new boutique gym and spa
- High quality serviced townhouse accommodation
- New restaurant and event spaces
- Office space for THG beauty brands
- 350 new jobs for local people
- Apprenticeship and training schemes

THG are committed to the delivery of their new hospitality venues and have an ambitious programme for completion over the next 20 months, despite the unprecedented challenges faced by the sector throughout 2020. The timeline for delivery is shown below.



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