MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 129920/LO/2021 |
| **Date registered valid:** | 28 April 2021 |
| **Proposal:** | Replacement of existing rooflights |
| **Address:** | 75 Whitworth Street, Manchester, M1 6HB |
| **Ward(s):** | Deansgate Ward |
| **Applicant:** | Ms Victoria Marsh The Guinness Partnership Bower House, 1 Stable Street, Oldham, OL9 7LH |
| **Agent (if any):** | Mr Richard Ward Warburton Associates The Old Police Station, 62 Chapel Street, Salford, Manchester, M3 7AA |
| **Case officer:** | Eve Woolstencroft<br>Tel: 0161 234 4533<br>Email: eve.woolstencroft@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | 2 July 2021 |

**Application details**

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:** 15 May 2021

**Standard consultations:**
Printed: 17 June 2021 Expired: 8 July 2021

**Neighbour notifications**
Printed: 12 May 2021 Expired: 2 June 2021

**Site notice**
Posted: 15 May 2021 Expired: 5 June 2021

**Press advert**
Published: 18 May 2021 Expired: 8 June 2021

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Listed building:** Grade II Star

**Conservation area:** Whitworth Street Conservation Area 1985

**Tree Preservation Order:**

**Description of Site/Area**
This application relates to a building known as India House that is located at 73-75 Whitworth Street in the City Centre. The building is Grade II* listed and is within the Whitworth Street Conservation Area. The site is surrounded by a number of other listed buildings. India House was built in 1912 and converted to apartments on the upper floors in 1989 with offices at ground level. There are two main entrances on Whitworth Street giving access to the apartments. The entrances both have a flight of nine steps up to a landing which then has outward opening entrance doors with access controls.

**Description of Development**

The application seeks planning permission and Listed Building consent for the replacement of rooflights. There are a total of two types of existing rooflight which are Single glass sheet (20no North Elevation) and Velux Units (24no. South Mansard + 4 Automatic Opening smoke Vents above the staircases).

The proposal is therefore to replace the velux roof lights with new Velux 'Conservation' set in rooflights to reduce their height (protrusion) above the slate roofing. The windows would be set into the roof reducing the protrusion of their standard protrusion of 97mm to the set in conservation protrusion of 57mm.

The proposal for the front rooflights is to use CR03-2 Conservation windows
o Finished internal viewable (w) 365mm. (l) 828mm.
o External casement/glass (w) 487mm. (l) 950mm.

o To fit clear structural opening on the rafters (w) 565mm. (l) 1028mm.
o To fit clear structural opening (flush) between the rafters (w) 685mm. (l) 1288mm.

**Consultations & Notification Responses**

The application was advertised in the local press and on site as one affecting a conservation area and listed building consent. No representations have been received as a result of this publicity.

Local residents and businesses surrounding the application site were notified of the proposal. No representations have been received.

Historic England - Do not wish to offer any comments

**Policy**

The below policy and guidance is considered relevant to the consideration of this application;
- Policies DM1, EN3 and SP1 of the Manchester Core Strategy;
- Saved policy DC19.1 of the Unitary Development Plan for the City of Manchester;
- National Planning Policy Framework (NPPF) (Section 16).

**Issues**

Heritage and the Impact upon the Character and Appearance of the Existing Building
S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:
'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Policy EN3 of the Core Strategy, likewise refers to the need for the consideration to be given to the impact of new developments on heritage assets, whilst saved Policy DC19.1 of the UDP seeks to preserve and enhance the setting of listed buildings Relevant to this application, Section 16 relates to Conserving and Enhancing the Historic Environment.
Paragraph 192 states that: 'In determining applications, Local Planning Authorities should take account of:

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

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states that:
'When considering the impact of a proposed development on the significance of a designated 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'.

Paragraph 196 advises further that:

'Where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use'.

**Impacts on Heritage Asset**

In this case, the proposed replacement windows are considered necessary. The agent has confirmed that many of the top floor flats' occupants have reported leaks from the roof which have now been classified as urgent repairs, for the well-being of the residents, which requires them to be rectified as soon as possible.

The existing rooflights are standard velux rooflight fitted in the 1980s and are non-original with dimensions of 1150mm x 1050mm and roof pitch is approx. 70. The proposal is to replace these with a conservation rooflight of conservation that can be set into the roof reducing the protrusion of their standard protrusion of 97mm to the set in conservation protrusion of 57mm.

On the front roof the proposal is to provide new framed rooflights with as low a profile as possible to provide a consistent appearance with the exiting aesthetics. It is proposed to use The Rooflight Company's conservation sit on rooflights. Although these rooflights can be purpose made they cannot be made for openings of less than 450mm approx. - 130mm too wide. Therefore the proposal would be to trim one rafter for each rooflight to create an opening large enough (approx. 680mm wide). A method statement has been submitted along with the application to show

On balance, the proposed works will meet an established need and would still sustain the heritage significance of the listed building. It considered that less than substantial harm would be caused and on balance when weighed against the public benefits that the proposal will deliver in terms increased energy efficiency the well-being of occupiers. It is considered that the works would have cause a minor level of harm to the significance, character and appearance of the listed building that is justified by the protection that would be afforded to the building fabric.

In view of the above, it is considered that the proposals would not cause harm to the character and appearance of the building or the surrounding conservation area and are therefore in accordance with Core Strategy Policies DM1, SP1, CC9, EN3 and EN1 and saved UDP policies DC18.1 and DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

**Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a

decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

**Article 35 Declaration**

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

**Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered 001/B and 003/B received by the City Council as Local Planning Authority on 28 April 2021.

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

**Appendix 1 – List of consultees & neighbours notified**

Historic England (North West)

THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 42, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 59, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 10, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
India House, 73 - 75 Whitworth Street, Manchester, M1 6LG
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
The Lancaster Tavern, 80 Princess Street, Manchester, M1 6NF
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Apartment 605, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 6, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 514, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 404, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 203, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 201, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 102, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 30, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 2, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 126, 75 Whitworth Street, Manchester, M1 6HB
Flat 15, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 10, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 610, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 606, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 604, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 403, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 312, Asia House, 82 Princess Street, Manchester, M1 6BD

Apartment 303, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 215, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 2, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 101, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 38, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 34, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 19, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 14, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 1, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 138, 75 Whitworth Street, Manchester, M1 6HB
Flat 87, 75 Whitworth Street, Manchester, M1 6HB
Flat 86, 75 Whitworth Street, Manchester, M1 6HB
Flat 85, 75 Whitworth Street, Manchester, M1 6HB
Flat 79, 75 Whitworth Street, Manchester, M1 6HB
Flat 47, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 46, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 24, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 1, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 411, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 409, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 311, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 307, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 212, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 209, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 39, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 35, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 139, 75 Whitworth Street, Manchester, M1 6HB
Flat 131, 75 Whitworth Street, Manchester, M1 6HB
Flat 121, 75 Whitworth Street, Manchester, M1 6HB
Flat 93, 75 Whitworth Street, Manchester, M1 6HB
Flat 52, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 48, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 37, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 28, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 20, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 8, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 54, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 42, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 25, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 68, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 611, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 601, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 407, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 310, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 210, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 206, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 103, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 40, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 132, 75 Whitworth Street, Manchester, M1 6HB
Flat 122, 75 Whitworth Street, Manchester, M1 6HB
Flat 111, 75 Whitworth Street, Manchester, M1 6HB
Flat 109, 75 Whitworth Street, Manchester, M1 6HB

Flat 105, 75 Whitworth Street, Manchester, M1 6HB
Flat 101, 75 Whitworth Street, Manchester, M1 6HB
Flat 97, 75 Whitworth Street, Manchester, M1 6HB
Flat 89, 75 Whitworth Street, Manchester, M1 6HB
Flat 70, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 65, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 54, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 21, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 17, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12A, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 3, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 58, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 34, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 21, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 1, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 402, Asia House, 82 Princess Street, Manchester, M1 6BE
73 - 75 Whitworth Street, Manchester, M1 6LG
Flat 88, 75 Whitworth Street, Manchester, M1 6HB
Flat 29, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 27, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 33, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 16, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 18, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 11, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 26, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
64 Whitworth Street, Manchester, M1 6LT
62 Whitworth Street, Manchester, M1 6LT
Flat 13, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Apartment 505, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 602, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 507, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 501, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 503, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 510, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 414, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 512, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 9, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 21, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 12, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 10, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 110, 75 Whitworth Street, Manchester, M1 6HB
Flat 91, 75 Whitworth Street, Manchester, M1 6HB
Flat 35, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 47, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 44, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 2, India House, 73 Whitworth Street, Manchester, M1 6LG
Serviced Apartment 7, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 612, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 609, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 511, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 405, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 401, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 315, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 306, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 304, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 112, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 108, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 31, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 3, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 128, 75 Whitworth Street, Manchester, M1 6HB
Flat 119, 75 Whitworth Street, Manchester, M1 6HB
Flat 116, 75 Whitworth Street, Manchester, M1 6HB
Flat 112, 75 Whitworth Street, Manchester, M1 6HB
Flat 99, 75 Whitworth Street, Manchester, M1 6HB
Flat 94, 75 Whitworth Street, Manchester, M1 6HB
Flat 58, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 44, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 39, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 24, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 40, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 23, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 19, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 67, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 205, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 7, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 37, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 25, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 118, 75 Whitworth Street, Manchester, M1 6HB
Flat 113, 75 Whitworth Street, Manchester, M1 6HB
Flat 69, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 59, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 45, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 27, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 23, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 35, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 22, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 9, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 66, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 513, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 509, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 502, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 408, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 308, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 105, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 1, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 36, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 32, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 28, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 135, 75 Whitworth Street, Manchester, M1 6HB
Flat 125, 75 Whitworth Street, Manchester, M1 6HB
Flat 117, 75 Whitworth Street, Manchester, M1 6HB
Flat 107, 75 Whitworth Street, Manchester, M1 6HB
Flat 98, 75 Whitworth Street, Manchester, M1 6HB
Flat 96, 75 Whitworth Street, Manchester, M1 6HB
Flat 61, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 60, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 34, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 26, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 50, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 38, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 36, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 33, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 26, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 11, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 3, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 69, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 406, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 4, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 314, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 309, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 134, 75 Whitworth Street, Manchester, M1 6HB
Flat 123, 75 Whitworth Street, Manchester, M1 6HB
Flat 68, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 55, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 14, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 6, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 515, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 508, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 506, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 5, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 415, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 106, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 104, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 6, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 140, 75 Whitworth Street, Manchester, M1 6HB
Flat 133, 75 Whitworth Street, Manchester, M1 6HB
Flat 130, 75 Whitworth Street, Manchester, M1 6HB
Flat 124, 75 Whitworth Street, Manchester, M1 6HB
Flat 106, 75 Whitworth Street, Manchester, M1 6HB
Flat 104, 75 Whitworth Street, Manchester, M1 6HB
Flat 103, 75 Whitworth Street, Manchester, M1 6HB
Flat 66, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 38, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 29, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 7, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 5, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 55, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 43, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 31, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 14, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 5, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 305, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 214, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 207, Asia House, 82 Princess Street, Manchester, M1 6BD
Serviced Apartment 5, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 302, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 3, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 17, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 23, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 115, 75 Whitworth Street, Manchester, M1 6HB
Flat 129, 75 Whitworth Street, Manchester, M1 6HB
Flat 137, 75 Whitworth Street, Manchester, M1 6HB
Apartment 413, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 41, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 4, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 301, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 6, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 70, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 8, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 613, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 42, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 4, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 136, 75 Whitworth Street, Manchester, M1 6HB
Flat 67, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 56, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 51, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 16, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 9, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 2, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 29, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 28, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 43, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 40, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 50, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 18, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 25, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 4, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 52, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 49, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 37, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 39, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 32, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 27, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 13, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 20, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 17, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 63, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 71, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 63, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 608, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 607, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 412, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 410, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 211, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 202, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 113, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 120, 75 Whitworth Street, Manchester, M1 6HB
Flat 100, 75 Whitworth Street, Manchester, M1 6HB
Flat 92, 75 Whitworth Street, Manchester, M1 6HB
Flat 83, 75 Whitworth Street, Manchester, M1 6HB
Flat 46, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 16, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 64, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 208, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 204, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 111, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 114, 75 Whitworth Street, Manchester, M1 6HB
Flat 102, 75 Whitworth Street, Manchester, M1 6HB
Flat 95, 75 Whitworth Street, Manchester, M1 6HB
Flat 84, 75 Whitworth Street, Manchester, M1 6HB
Flat 82, 75 Whitworth Street, Manchester, M1 6HB
Flat 61, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 12, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 603, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 504, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 313, Asia House, 82 Princess Street, Manchester, M1 6BD
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 127, 75 Whitworth Street, Manchester, M1 6HB
Flat 108, 75 Whitworth Street, Manchester, M1 6HB
Flat 90, 75 Whitworth Street, Manchester, M1 6HB
Flat 81, 75 Whitworth Street, Manchester, M1 6HB
Flat 80, 75 Whitworth Street, Manchester, M1 6HB
Apartment 110, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 109, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 107, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 8, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 213, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 22, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 51, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 48, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 45, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 56, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 18, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 65, India House, 73 Whitworth Street, Manchester, M1 6LG

## Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY2