

Planning

Growth & Development

Delegated officer report for planning application

Application nos. 132102/FO/2021 and 133031/LO/2022

Date registered valid: 14 March 2022

Proposal: Change of use of part of existing basement to a Beauty Spa (Sui Generis).

Address: 74 Princess Street, Manchester, M1 6JD

Ward(s): Piccadilly Ward

Applicant: Miss Catherine Rebecca De Cadorette 79 Clarendon Road,
Stockport, SK7 4NS

Agent (if any):

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 May 2022

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 24 March 2022 Expired: 14 April 2022

Neighbour notifications

Printed: 24 March 2022 Expired: 14 April 2022

Site notice

Posted: Expired:

Press advert

Published: 29 March 2022 Expired: 19 April 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

Description of Site/Area

This application relates to a building located at 74 Princess Street and named Dominion House. The building is part of a group of buildings along with Johnson House and the Grade II Listed Central House, which are former warehouses that have been joined together are currently used as an aparthotel. Dominion House and Johnson House are considered to be non-designated heritage assets.

The original buildings remain largely intact albeit internally overlain with more recent change and sub-division. The external roadway space that originally ran between Central House and Dominion House, Galbraith Street, was enclosed in the 1980's refurbishment/reuse of the buildings (for hotel/aparthotel use) with a highly glazed, metal framed structure to provide a new main Princess Street entrance and foyer serving this collection of buildings.

The buildings are located within the Whitworth Street Conservation Area and make a highly positive contribution to the character and appearance of the area. This is one of the most concentrated historic environments within the City/City Centre and includes a number of Grade II and *II listed buildings.

Description of Development

The submitted application seeks consent for a change of use of part of existing basement to a Beauty Spa (Sui Generis) as well as Listed Building Consent for minor refurbishment works.

Planning History

- 124057/FO/2019 Change of use of the part basement from A3 (Restaurants and Cafes) to a flexible A3 (Restaurants and Cafes) or A4 (Drinking Establishments) or C1 (Hotels) use.
APPROVED 28 February 2020.

Consultations & Notification Responses

A site notice was posted, and neighbours were notified for 21 days.

Highways – no objections

Environmental Health – Recommendation of conditions in relation to refuse and opening hours.

Design for Security at Greater Manchester Police – Recommend a condition is relating to the physical security measures set out in the CIS Lite.

Issues

The main issues for consideration relates to the impact of the proposals on residential amenity, impact on the character of crime and disorder, highway safety and the availability of disabled access. The main policies that relate to the proposal are Section 4 (Promoting Sustainable Transport) of the National Planning Policy Framework, Policies SP 1 (Spatial Principles), CC4 (Visitors, Tourism, Culture and Leisure), CC5 (Transport), CC7 (Mixed Uses), CC10 (A Place for Everyone), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EN 19 (Waste), EN3 (Heritage) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved and DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester.

Impact on Listed Building

The proposed works consist of the following:

Columns Method Statement

- Prime whole column with rust inhibitive undercoat

- Topcoat entire column with oil-based gloss paint

- Topcoat proposed is colour matched to Farrow and Ball 'Stiffkey Blue' which is sympathetic to the 1870s era of the construction.

Brick work Method Statement

- Dust all brick work with soft bristled brush

- Wipe down brick work with dish soap and water

- Rinse brick work with soap and water

Windows Method Statement

The window frames, railings and glass are intact, they have been repainted in 2018 in line with the refurb of the hotel by SACO property group, works approved by the council in 2017. They have been covered by cementitious backing boards.

- Careful removal of cementitious backing boards to reveal windows and original look

- Cleaning with soap and water with sponge

- Rinse with soap and water

Ceiling Beams Method Statement

The ceiling beams have been repainted since the Victorian times, additionally there is no lead present in the paint.

- Clean with soap and water

- Carefully sanding with P120 sandpaper to remove loose paint flakes where necessary

- Paint (2 coats) in vinyl water-based 'soft sheen' emulsion colour matched sympathetically to Victorian colour 'Stiffkey Blue'

The proposed works to the listed building are cosmetic only and all features of significance will be retained. The proposed works are considered to amount to small instances of less and substantial harm and the benefits of bringing the basement back into an optimum use would outweigh any harm in accordance with paragraph 2020 of the NPPF and policies EN3 and CC9 of the Core Strategy.

Residential Amenity

The closest residential accommodation to the unit is across Whitworth Street at Lancaster House. India House and Asia House are in residential use and also located nearby. The hotel, with which the premises are within is also a noise sensitive use.

All conditions specified by the Head of Regulatory and Enforcement Services (Environmental Health) will be applied to the application with the exception of the condition relating to the restriction of construction hours, which will instead be applied as informative. This is as construction hours are controlled by the City Council's Environmental Health Service.

The proposed use is considered to have less impact in terms of comings and goings and noise and disturbance than the existing use as a bar.

The use is highly accessible by public transport with bus services on Princess Street and Whitworth Street, a free bus which serves Whitworth Street from Piccadilly Train Station, train services at Oxford Road Station and Metrolink routes close to the site at St Peter's Square, which link with further rail services at Victoria and Piccadilly Train Stations. The accessible location of the premises would assist in reducing disturbance, by allowing customers to leave the area quickly.

An internal bin store would be provided, and a strategy would be in place for collections.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC7, EN19 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester.

Crime and Disorder

The measures recommended by Greater Manchester Police Design for Security as described in the submitted Crime Impact Statement Lite will be required to be implemented by condition.

Given the above the proposals are considered to be in accordance with policy DM1 of the Core Strategy for the City of Manchester.

Highway Safety and Impacts -

The City Centre location provides good links to public transport with bus services on Princess Street and Whitworth Street, a free bus which serves Whitworth Street from Piccadilly Train Station, train services at Oxford Road Station and Metrolink routes close to the site at St Peter's Square, which link with further rail services at Victoria and Piccadilly Train Stations. These public transport options are within an acceptable short walking distance from the use.

The City Council as Highways Authority are satisfied that the development proposals will have little impact on network operations, it is considered the majority of trips to the building would be undertaken by customers arriving by Taxi, walking or via public transport and that there would be little in the way of additional traffic requiring off-street parking.

The proposed bin storage location and details of the servicing and refuse collection has been provided and are considered satisfactory.

Given the above the proposals are considered to be in accordance with Section 4 of the National Planning Policy Framework, Policies SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

Disabled Access

The premises are within the basement of the building and are accessed via a passenger lift, platform lift and a staircase from the ground floor. Level access is provided into the ground floor of the building via the atrium entrance and to the passenger lift. The proposal has an existing consent for a Bar which meant use however the proposed use as a Beauty Spa incorporates management policies, practices and procedures that would ensure the following:

- Booking procedures such as the web site and front of house will be planning that anyone booking a treatment will be alerted to the lack of step-free access and that the accessible areas can be booked as an alternative where possible.
- If individuals or groups with persons unable to use the stairs arrive and are unable to access the demise, then any alternative accessible provision will be offered.
- As with existing practices, if an alternative location service is required for people unable to use The Shallows then this will be offered.
- All front of house staff will be trained to ensure that disabled people are treated with the same level of service when visiting The Shallows. This will include room service, knowing alternative location provisions for certain treatments, using correct terminology etc.
- We will offer as many adjustments as possible to other non-physical forms of disability in order that we are inclusive as possible. This will include working towards fairness for blind and deaf clients both online and in the studio.
- Staff will be trained in manual handling for those clients who cannot use the stairs
- Where possible the hotel has offered use of their communal space for appropriate treatments offered, such as barbering, nails and hair and makeup
- All the above services are offered as room service too, so clients staying with the hotel can access them in the comfort of their own rooms

Given the above, the proposals are considered to be in accordance with Section 4 of the National Planning Policy Framework, policies SP1, CC5, CC10, T2 and DM1 of the Core Strategy for the City of Manchester, the Design and Accessibility principles of the Guide to Development in Manchester SPD and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester.

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 policies 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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and the conditions needed to allow the recommendation of approval.

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

132102/FO/2021:

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Received by the City Council as local planning authority on 01 November 2021:

- The Location Plan
- M&E and Build Notes
- Crime Impact Statement Lite ref. 2017/0906/CLT/01

Received by the City Council as local planning authority on 14 March 2022:

- Waste Management Proforma and Strategy
- Waste Pickup Location
- Heritage Statement
- Access Statement
- Proposed Layout Plan
- Basement Floor Reflected Ceiling Plan ref. 7664 L(35)01 C B
- Existing Floor Plan

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 and saved policies DC10.1, DC26.1 and 26.5 of the Unitary Development Plan.

3) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

Sunday to Friday (inc bank holidays):10:00 to 23:00

Saturday: 09:00 to 23:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Saved UDP Policy DC26 and Core Strategy Policy DM1.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the permitted the times shall be confined to 10:00 to 18:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Saved UDP Policy DC26 and Core Strategy Policy DM1.

5) The approved scheme for the storage and disposal of refuse from the premises as detailed within the Waste Management Proforma, Waste Strategy and Waste Pickup Location received by the City Council as local planning authority on 14 March 2022 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

6) The development hereby approved shall comply with the recommendations contained within the Crime Impact Statement Lite ref. 2017/0906/CLT/01 prepared by Greater Manchester Police Design for Security and received by the City Council as local planning authority on 01 November 2021. These measures shall be fully implemented within three months of the date of this decision and shall be maintained for the duration of the uses hereby approved.

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

133031/LO/2022:

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:

Received by the City Council as local planning authority on 23 February 2022:

- The Location Plan
- Proposed Layout Plan
- Basement Floor Reflected Ceiling Plan ref. 7664 L(35)01 C B
- Existing Floor Plan
- Design and Access Statement
- Planning Statement

-Heritage Statement

Received by the City Council as local planning authority 11 March 2022:

-Method Statements: Basement at 74 Princess Street: Listed Building Consent

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 and saved policies DC10.1, DC26.1 and 26.5 of the Unitary Development Plan.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

2) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

-Monday - Friday: 7.30am - 6pm

-Saturday: 8.30am - 2pm

-Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 42, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 1, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
The Lancaster Tavern, 80 Princess Street, Manchester, M1 6NF
48 Whitworth Street, Manchester, M1 6JD
Basement, 56 Princess Street, Manchester, M1 6JX
Second Floor, 56 Princess Street, Manchester, M1 6HS
Third Floor, 56 Princess Street, Manchester, M1 6HS
Ground Floor, 56 Princess Street, Manchester, M1 6JX
Fourth Floor, 56 Princess Street, Manchester, M1 6JX
First Floor, 56 Princess Street, Manchester, M1 6JX
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 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 16, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 26, 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
Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 401, 115 Princess Street, Manchester, M1 6JB
Flat 102, 115 Princess Street, Manchester, M1 6JB
Flat 30, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 2, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 38, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 34, Lancaster House, 80 Princess Street, Manchester, M1 6NF
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 205, 115 Princess Street, Manchester, M1 6JB
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR
Flat 39, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 35, Lancaster House, 80 Princess Street, Manchester, M1 6NF
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 40, Lancaster House, 80 Princess Street, Manchester, M1 6NF
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

[illegible]

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 406, 115 Princess Street, Manchester, M1 6JB
Flat 306, 115 Princess Street, Manchester, M1 6JB
Flat 204, 115 Princess Street, Manchester, M1 6JB
Serviced Apartment 5, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 41, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 43, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 18, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 42, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 9, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 404, 115 Princess Street, Manchester, M1 6JB
Flat 403, 115 Princess Street, Manchester, M1 6JB
Flat 206, 115 Princess Street, Manchester, M1 6JB
Flat 202, 115 Princess Street, Manchester, M1 6JB
Flat 17, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 40, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 4, Lancaster House, 80 Princess Street, Manchester, M1 6NF
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 2, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 302, 115 Princess Street, Manchester, M1 6JB
Flat 105, 115 Princess Street, Manchester, M1 6JB
Flat 402, 115 Princess Street, Manchester, M1 6JB
Flat 405, 115 Princess Street, Manchester, M1 6JB
Flat 71, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 13, Lancaster House, 80 Princess Street, Manchester, M1 6NF
48 - 50 Whitworth Street, Manchester, M1 6LS
Flat 23, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 63, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 25, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 4, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 50, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 8, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 22, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CITY2