



Paul Butler Associates

Planning, Development & Heritage Consultants

11 February 2021

Mrs Julie Roscoe
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Carolyn Parry

Ljr/19.1284

Dear Julie,

65-67 Princess Street, Manchester, M2 4EG

On behalf of our client Mr Colin Shenton, please find enclosed an application for Planning Permission and Listed Building Consent relating to 65-67 Princess Street, Manchester, M2 4EG.

The application is for:

'Extension, alteration, selective demolition and change of use to a single dwelling (use class C3)'

65 Princess Street is currently vacant and in a poor condition. The proposed scheme will enable the building to be brought back into use for its original purpose as a single dwellinghouse (use class C3). The design and interior of the dwelling will reflect the origins of the grade II listed building as a Georgian townhouse. The scheme will reinstate the historic frontage of the building following the removal of the existing 20th Century shopfront which will enhance the character of the Albert Square and Upper King Street Conservation Areas as well as the setting of Manchester Town Hall.

To the rear the scheme involves the demolition of existing poor quality extensions and an extension to the existing outrigger to provide additional and more functional accommodation. The application proposal has been designed in response to the building's heritage significance and involves a series of positive refurbishment and restoration works. Moreover the proposal will facilitate the reuse of a Grade II listed building located in a highly prominent and accessible location with a scheme that will preserve its long-term future and have a positive impact on the area.

The current application is progressed following a previous scheme to convert the building to a boutique hotel which was approved by application references 126003/FO/2020 and 126004/LO/2020 on 22 May 2020. The current application proposal is largely the same as this approved development in terms of the physical works, with only minimal alterations to the approved scheme required to facilitate use as a single dwellinghouse. The previously approved hotel scheme is not currently viable due the impacts on the hotel/hospitality market associated with the COVID-19 pandemic.

Application Submission

The application is supported by the following information:

- Completed Application Forms for Planning Permission and Listed Building Consent and Certificates.
- Planning Statement prepared by Paul Butler Associates (includes details of construction management and highway matters, and security measures).
- Heritage Statement prepared by Paul Butler Associates.
- Design and Access Statement prepared by Guy Taylor Associates.
- Noise Assessment for Planning Purposes prepared by AEC Ltd.
- Daylight & Sunlight Impact on Neighbouring Properties Report prepared by GIA.
- Structural Report prepared by Studio One.
- Waste Management Strategy prepared by Paul Butler Associates.
- Air Quality Assessment prepared by Redmore Environmental.
- Daytime Bat Survey prepared by Rachel Hacking Ecology.
- Level 2 Building Recording report prepared by Guy Taylor Associates.
- Method Statement for Repair and Reinstatement of Original Staircase.

Drawings prepared by Guy Taylor Associates:

Drawing number	Revision	Drawing Title	Scale and Paper Size
20-001	P1	Location Plan	1:1250 / 1:200 @ A1
17-001	P1	Existing Floor Plans	1:50 @ A1
18-001	P2	Demolition Floor Plan	1:50 @ A1
20-001	P6	Proposed Floor Plans 1 of 3	As indicated @ A1
20-002	P3	Proposed Floor Plans 2 of 3	As indicated @ A1
20-003	P2	Proposed Floor Plans 3 of 3	As indicated @ A1
21-001	P1	Electrical Floor Plans 1 of 2	As indicated @ A1
21-002	P1	Electrical Floor Plans 2 of 2	As indicated @ A1
22-001	P1	Wall Types	As indicated @ A1
23-001	P1	Fire Strategy	As indicated @ A1
24-001	P1	Acoustic Strategy	1:50 @ A1
25-001	P1	M&E Strategy	As indicated @ A1
26-001	P1	Drainage Layout	As indicated @ A1
27-006	P2	Existing Retained Decorative Elements – Sheet 1 of 2	1:50 @ A1
27-007	P2	Existing Retained Decorative Elements – Sheet 2 of 2	1:50 @ A1
27-008	P2	Proposed Basement – Decorative Elements	1:50 @ A1
27-009	P3	Proposed Ground Floor – Decorative Elements	1:50 @ A1
27-010	P2	Proposed First Floor – Decorative Elements	1:50 @ A1
27-011	P2	Proposed Second Floor – Decorative Elements	1:50 @ A1

30-001	P1	Existing Elevations – Sheet 1 of 2	1:50 @ A1
30-002	P1	Existing Elevations – Sheet 2 of 2	1:50 @ A1
31-001	P8	Proposed Elevations - Sheet 1 of 2	1:50 @ A1
31-002	P7	Proposed Elevations – Sheet 2 of 2	1:50 @ A1
41-001	P2	Proposed Sections – Sheet 1 of 2	1:50 @ A1
41-002	P2	Proposed Sections – Sheet 2 of 2	1:50 @ A1
51-001	P1	Strip Sections	As indicated @ A1
61-006	P2	Tanking Detail	As indicated @ A1
71-001	P1	Window Type 1 – Standard Sash Window Detail Types	As indicated @ A0
71-002	P1	Window Type 2 – Casement Window	1:5 @ A1
81-001	P1	External Door – Type 1	1:15 @ A1
400-000	P2	Window Type 1 Detail	1:10 @ A1
400-001	P2	Window Type 2 Detail	1:10 @ A1
400-002	P2	Window Type 3 Detail	1:10 @ A1
400-003	P2	Ceiling Edge Type 1 Detail	As indicated @ A1
400-004	P2	Ceiling Edge Type 2 Detail	As indicated @ A1
400-005	P2	Internal Door Type 1 Detail	As indicated @ A1
400-006	P2	Internal Door Type 2 Details	As indicated @ A1
400-007	P2	Internal Staircase Detail	As indicated @ A1
400-008	P2	Dado Type 1 Detail	As indicated @ A1
400-009	P2	Skirting Type 1 Details	As indicated @ A1
1000-001	P1	Elevational Changes	As indicated @ A1
3001-001	P1	Existing Neighbour Wall Treatment Details	1:25 @ A1

The application fee of £462 will be paid on submission.

The proposal fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application for planning permission and listed building consent on behalf of Mr Colin Shenton, and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Senior Planner