



Paul Butler Associates

Planning, Development & Heritage Consultants

22 January 2020

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

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:

'Change of use, extension, alteration and selective demolition to provide an 8 bed boutique hotel (use class C1) with associated guest facilities and associated mechanical plant'.

The proposals principally relate to 65 Princess Street but also include 67 Princess Street where a living wall is proposed to screen existing mechanical plant.

65 Princess Street is currently vacant and in a poor condition. The proposed scheme will enable the building to be brought back into use as a high quality boutique hotel. The design and interior of the hotel will reflect the origins of the grade II listed building as a Georgian Town House. 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 hotel 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.

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).
- Heritage Statement prepared by Paul Butler Associates.

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- 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.
- Condensing Unit – Low Height Compact Mini VRV (spec. RXYSCQ5TV1).
- Microlift brochure.

Drawings prepared by Guy Taylor Associates:

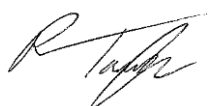
Drawing number	Revision	Drawing Title	Scale and Paper Size
20-001	P1	Location Plan	1:1250 / 1:200 @ A1
20-010	P1	Existing Basement Plan	1:50 @ A1
20-011	P1	Existing Ground Floor Plan	1:50 @ A1
20-012	P1	Existing First Floor Plan	1:50 @ A1
20-013	P1	Existing Second Floor Plan	1:50 @ A1
30-001	P1	Existing Elevations – Sheet 1 of 2	1:50 @ A1
30-002	P1	Existing Elevations – Sheet 2 of 2	1:50 @ A1
21-000	P1	Proposed Basement Plan	1:50 @ A1
21-001	P1	Proposed Ground Floor Plan	1:50 @ A1
21-002	P1	Proposed First Floor Plan	1:50 @ A1
21-003	P1	Proposed Second Floor Plan	1:50 @ A1
21-004	P1	Proposed Roof Plan	1:50 @ A1
31-001	P1	Proposed Elevations – Sheet 1 of 2	1:50 @ A1
31-002	P1	Proposed Elevations – Sheet 2 of 2	1:50 @ A1
40-001	P1	Existing Retained Decorative Elements - Sheet 1 of 2	1:50 @ A1
40-002	P1	Existing Retained Decorative Elements - Sheet 2 of 2	1:50 @ A1
41-000	P1	Proposed Basement –Decorative Elements	1:50 @ A1
41-001	P1	Proposed Ground Floor –Decorative Elements	1:50 @ A1
41-002	P1	Proposed First Floor –Decorative Elements	1:50 @ A1
41-003	P1	Proposed Second Floor –Decorative Elements	1:50 @ A1
201-000	P1	Demolition Plans	1:50 @ A1
300-000	P1	Window Type 1 Detail	1:10 @ A1
300-001	P1	Window Type 2 Detail	1:10 @ A1
300-002	P1	Window Type 3 Detail	1:10 @ A1
300-003	P1	Ceiling Edge Type 1 Detail	As indicated @ A1
300-004	P1	Ceiling Edge Type 2 Detail	As indicated @ A1

300-005	P1	Internal Door Type 1 Detail	1:10 @ A1
300-006	P1	Internal Door Type 2 Detail	1:10 @ A1
300-007	P1	Entrance Door / Staircase – Sheet 1 of 2	1:10 @ A1
300-008	P1	Entrance Door / Staircase – Sheet 2 of 2	1:10 @ A1
300-009	P1	Internal Staircase Detail	1:10 @ A1
300-010	P1	Parapet Detail	1:10 @ A1
300-011	P1	Planter Box Detail	1:5 @ A1
300-012	P1	AC Unit Details	1:10 @ A1
300-013	P1	Tanking Detail	1:10 @ A1
300-014	P1	Balustrade Detail	1:10 @ A1
300-015	P1	Dado Type 1 Detail	1:10 / 1:5 @ A1
300-016	P1	Skirting Type 1 Detail	1:10 / 1:5 @ 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 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