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Tony Mitchell
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Manchester City Council
PO Box 532
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12 April 2013
Our ref: C-0164647

Dear Mr Mitchell

Application for Planning Permission Listed Building Consent and Advertisement Consent at Unit 1, Pall Mall Court, King Street, Manchester City Centre

Introduction

1. On behalf of J Y Kinsha LLP and UK Commercial Property Trust (herein referred to as "The Applicants"), please find enclosed applications for Planning, Listed Building and Advertisement Consent at the Basement, Lower Ground and Ground Floors (Unit 1) of Pall Mall Court, 61-67 King Street, Manchester. The joint applicants represent both the owner of the premises as well as the tenant of the proposed unit, who also occupy the adjacent Medical Practice known as "Pall Mall Medical".

2. Pall Mall Medical is a quick-access private medical clinic which provides healthcare services to the residential and working community of Central Manchester. The practice was established in 2009, and currently occupies Unit 2 within the Lower Ground Floor area of Pall Mall Court.

3. Pall Mall Medical currently provide health and medical consultancy services as well as a limited diagnostic service, however growing demands on the practice has led to a requirement for additional floorspace. This will enable the practice to provide a more comprehensive package of services as well as accommodating a larger volume of potential clients in more comfortable and better equipped surroundings.

4. The practice would like to continue to operate out of Pall Mall Court and as such, is seeking to convert Unit 1 Pall Mall Court to form an "extension" to the existing practice (please refer to plan Reference:12.23/PL/02 RevC for details of the relationship between the existing operation and the proposed extension). Pursuant to this extension, the practice has already signed a tenancy agreement with the landlord, subject to obtaining Planning Permission and Listed Building Consent for the proposed works.

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5. This extended operation could potentially create up 12 new full-time permanent jobs.

Site Location

6. Pall Mall Court is a Grade II Listed Building located within the Upper King Street area of Manchester City Centre. The Building is bounded by King Street, Marsden Street and the Pall Mall Court Piazza (please refer to the accompanying Site Location Plan for further information).

7. The building comprises a central, dominant 12-storey 'tower block' with two 5-storey ancillary wings at Marsden St (the Marsden Street Block) and King Street (the King St Block). It is the Ground, Lower Ground and Basement Levels of this King Street Block to which the application proposals relate.

8. King Street is vibrant area of Manchester, situated within the financial heart of the City Centre. Surrounding uses include commercial office space, banking and financial institutions as well as high-end retail and food / drink establishments and the area is characterised by high levels of active occupancy, particularly at ground floor level.

9. Upper King Street is a designated Conservation Area. In its description of this Conservation Area Manchester City Council refer to the wide pavements, tree planting and the 'grandeur of a number of significant listed buildings' along Upper King Street (including the former Bank of England and Midland Bank) which give this area a refined and distinguished feel.

Pall Mall Court

10. Built in 1969, Pall Mall Court was designed by the architect Harry Teggin of Brett and Pollen in association with AH Brotherton & Partners and engineers Cyril Blumfield & Partners. The building was commissioned as a headquarters for the London Assurance Group, which was taken over by the Sun Alliance Group. The building won the RIBA Regional Award for 1970 and was Grade II listed in December 2000.

11. The Lower Ground and Basement Levels of the King Street Block (Unit 1) were originally designed for storage purposes, however the original proposals had to be redesigned following the lease of this space by Northern Commercial Trust Ltd. As a result of a quick redesign, the Ground and Lower Ground Levels were connected via a double height banking hall and an entrance was provided on the side of the building rather than directly off King Street.

12. Unit 1 is currently vacant and in a poor state of repair. The most recent occupier of the Unit (ABN Amro) vacated the premises in 2003. Unit 1, Pall Mall Court is now one of the few vacant premises along Upper King Street. This presents an inactive ground floor frontage to Upper King Street that detracts from the character of the surrounding area.

13. Since becoming vacant, the premises have been marketed extensively by the owners. There has been interest from a number of potential tenants (including a range of restaurant operators) but all potential occupiers have required external alterations to the building to allow essential extraction and ventilation servicing to be provided and importantly, have required potentially significant alterations to the King Street frontage's brick piers at ground floor level to open up a commercial frontage, provide entrance canopies and also to erect prominent signage. This level of intervention is considered to have a potentially harmful impact upon the listed building.

14. Despite extensive marketing, the premises have now been unoccupied for over 10 years. In its current form, the unit is clearly unattractive to potential tenants and does not meet the requirements sought by modern occupiers.

15. The continued vacancy of this unit is a situation that is unsustainable - both in terms of the on-going maintenance and management of the building and also in terms of its detrimental impact upon overall vibrancy and character of a key City Centre Conservation Area within the commercial heart of the City Centre.

16. It is therefore of the utmost importance that a suitable solution is found to ensure that the sustainable re-occupation of the key frontage of this listed building is secured, without creating unacceptable impacts upon the architecturally and historically significant elements of the building (namely the external façades of the building).

17. The potential expansion of Pall Mall Medical into this premises therefore represents a unique opportunity to ensure the sustainable re-use of this Listed Building in an important City Centre Conservation Area, that minimises impacts upon the historically and architecturally significant fabric of the building itself, whilst enabling the continued successful operation and growth of a local business.

The Proposals

18. The proposed development seeks the following works to enable Unit 1 to be used as a Medical Centre:

    - Change of use of the existing Basement, Lower Ground and Ground Floor areas to D1 (Non-Residential Institution) to allow use as a medical practice;
    - Demolition and clearance of internal non-load bearing partitions, open staircase, ceilings, bank vault structure, the bullion hoist and redundant service pipes, cables & ducts at basement, lower ground and ground floor level;
    - Introduction of a new floor structure to in-fill the existing void within the ground floor;
    - Internal fit out works involving the erection of new metal framed partitions, staircase, platform lift and suspended ceilings including structural alterations and a mechanical heating and ventilation system at basement, lower ground and ground floor level;
    - Installation of new air-con condenser units within an extended screened roof-plant area located on the roof of the building; and
    - Installation of internally illuminated signs over the existing external wall of Staircase 1 facing King Street and replacement of lower opaque glass panels in two bay windows above the proposed new entrance to the practice.

19. The application proposals have been prepared to respond directly to the sensitive nature of this listed building. They seek to balance the requirements of the design brief (as highlighted within Section 3.1 of the Design and Access Statement) with a desire to minimise the level of intervention to areas of architectural and historical importance.

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20. Due to the difficult format of the existing premises, some internal reconfiguration works have been essential. Notably this has led to the infilling of a floor void at Ground Floor Level as well as the removal of a Bank Vault at Basement Level and the removal of a Bullion Lift.

21. Notwithstanding the fact that the Heritage Appraisal (at Section 7) describes these features as being non-original features that have no particular historical or architectural significance, the decision to remove of these elements has not been taken lightly. This decision was taken following extensive consideration of design alternatives (summarised at Section 3.2 and 3.3 of the Design and Access Statement) and is considered to be the only solution that enables the design brief to be achieved, without a requirement for more significant works being undertaken to the listed building.

22. Where possible the proposals have been designed to be fully reversible to enable the building to be converted back to its original format in the event that the use ceases to operate.

23. We consider that the proposed works represent an entirely appropriate solution to the need to balance the impacts upon a Grade II Listed Building against the absolute necessity to see this premises re-occupied and brought back into sustainable re-use.

24. For further details in respect of the proposed works to the building please refer to the Design and Access Statement prepared by Makerfield Design Partnership.

25. To enable the applicants to realise this important development, we hereby submit the following applications:

Application for Planning Permission

26. The description of development is as follows:

Change of Use to a Medical Centre (Use Class D1) and internal demolition works, along with installation of associated roof-mounted plant and signage.

27. This application is accompanied by the following documents:

- Planning Application Forms – prepared by Deloitte LLP;
- Planning Application Fee (£385.00);
- Plans, Sections and Elevations – prepared by Makerfield Design Partnership (please see the attached drawing schedule for specific drawing references);
- Design and Access Statement (including details in respect of Noise, Waste Management, Servicing and Ventilation / Extraction) – prepared by Makerfield Design Partnership; and
- A Noise Statement Prepared by RandTech Consulting.

Application for Listed Building Consent

28. The description of development for this application is as follows:

    Internal reconfiguration of Listed Building along with associated signage and roof plant to enable re-occupation of premises by Medical Centre.

29. This application is accompanied by the following documents:

    - Listed Building Consent Application Forms – prepared by Deloitte LLP;
    - Plans, Sections and Elevations – prepared by Makerfield Design Partnership (please see the attached drawing schedule for specific drawing references);
    - Design and Access Statement – prepared by Makerfield Design Partnership; and
    - Heritage Statement prepared by KM Heritage Ltd.

Application for Advertisement Consent

30. The description of the signage proposals for this application is as follows:

    The installation of panel signage within two projecting bay windows above the new proposed Medical Centre entrance and the erection of wall-mounted illuminated signage on the King Street Façade of Staircase 1, Pall Mall Court, 61-67 King Street, Manchester.

31. This application is accompanied by the following documents:

    - Advertisement Consent Application Forms – prepared by Deloitte LLP
    - Advertisement Consent Application Fee (£110.00);
    - Plans, Sections and Elevations – prepared by Makerfield Design Partnership (please see the attached drawing schedule for specific drawing references);
    - Design and Access Statement – prepared by Makerfield Design Partnership; and
    - Heritage Statement - prepared by KM Heritage.

Please note that the contents of this letter should be read in conjunction with all of the above mentioned documents submitted in respect of these three applications.

Planning Policy Assessment

32. Within this section we examine the proposed development against the relevant National and Local Planning Policy.

33. Policy relating to heritage matters is examined in detail within the Heritage Statement. We consider that the information contained within the Heritage Statement demonstrates the compliance of the proposals with these policies and as such we do not consider heritage policy further within this section.

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National Policy

34. The policy framework for the proposals is provided within the recently published National Planning Policy Framework - March 2012 (NPPF).

35. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

36. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

37. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development. The document states that the policies included in paragraphs 18 to 219 (taken as a whole of the document) constitute the Government's view of what sustainable development in England means in practice for the planning system.

38. At **Paragraph 7** the NPPF advises that there are three dimensions to sustainable development: economic, social and environmental.

39. The NPPF goes on to advise that these roles should not be undertaken in isolation, because they are mutually dependent. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously.

40. We consider that the reuse of an existing and currently vacant unit to provide a medical facility which will deliver essential health facilities as well as employment opportunities will achieve economic, social and environmental gains simultaneously and therefore is inherently sustainable.

41. Specifically, **Paragraph 21** of the NPPF advises that investment in business should not be over-burdened by the combined requirements of planning policy expectations and that the Planning system should support existing business sectors, taking account of whether they are expanding or contracting. Furthermore it is advised that policies should be flexible enough to allow a rapid response to changes in economic circumstances. Although this policy discusses business sectors on a large scale, the statement of intent is clear: The planning system should help to promote business and investment through the adoption of flexible policies that facilitate business growth and the creation of jobs.

42. **Paragraph 61** of the NPPF advises that securing high quality and inclusive design goes beyond aesthetic considerations and that planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. The proposed development promotes this policy through the provision of a medical facility in a highly accessible location that will full integrate itself within a Listed Building within a key City Centre Conservation Area.

43. The proposals also promote **Paragraph 67** of the NPPF by putting forward signage proposals that are well designed, subtle and minimise the impacts upon a listed building.

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Local Policy

44. Local Planning Policy is contained within the Manchester Core Strategy. The Core Strategy was adopted by Manchester City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. It describes Manchester today and outlines the Council's vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.

45. Core Strategy **Policy EC2** (Existing Employment Space) advises that The Council will seek to retain and enhance existing employment space and sites where possible.

46. In addition **Policy CC1** (Primary Economic Development Focus : City Centre and Fringe) advises that the City Centre should be the focus of employment growth in the City and City Region and that developments which lead to the more intensive use of employment land (in terms of floorspace provided) will be supported. Further to this, **Policy CC6** (City Centre High Density Development) states that City Centre development should be high-density and land should be used to maximise its efficiency.

47. These proposals will evidently promote Policies EC2, CC1 and CC6 through the re-occupation of previously vacant premises to create a range of employment opportunities. This will enhance an existing employment space and will help to achieve a more intensive employment use within the City Centre.

48. **Policy CC8** (Change and Renewal) advises that developments which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. This policy goes on to advise that The Council will also support schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester.

49. **Policy CC10** (A Place for Everyone) states that development which promotes the development of the City Centre as a location which appeals to a wide range of residents and visitors will be supported. This policy emphasises the importance of uses which increase the diversity of activity in the City Centre.

50. The continued successful operation of a well used health and medical practice within the City Centre will help to meet a need for essential community facilities within the city. These facilities will help to promote well-being and will cement Manchester as a location which appeals to a wide range of residents in line with Policies CC8 and CC10.

51. Core Strategy **Policy T2** (Accessible areas of opportunity and need) seek to marry areas of opportunity and need in an accessible manner. These proposals will help to deliver this policy by ensuring that a well-used medical facility is located in a highly accessible location, within close proximity of a large residential and working population of Manchester City Centre.

52. We consider that the proposals are entirely consistent with and fully support the requirements and aspirations of National and Local Planning Policy. As such we consider that these proposals should be supported by Manchester City Council.

Summary / Conclusions

53. The enclosed documents are submitted on behalf of J Y Kinsha LLP and UK Commercial Property Trust in respect of applications for Planning, Listed Building and Advertisement Consent at Unit 1, Pall Mall Court, to allow the use of the premises as a Medical Centre.

54. The joint applicants represent both the owner of the premises as well as the tenant of the proposed unit who also occupy the adjacent Medical Practice known as “Pall Mall Medical” - a quick-access private medical clinic which provides healthcare services to the residential and working community of Central Manchester.

55. Growing demands on the practice has led to a requirement for additional floorspace, which will enable the practice to provide a more comprehensive package of diagnostic and consultancy services as well as accommodating a larger volume of potential clients in more comfortable and better equipped surroundings. This expansion will create 12 full-time permanent jobs. As such Pall Mall Medical is seeking to expand their operation and to occupy this long-term vacant space within a Listed Building.

56. The potential expansion of Pall Mall Medical into this premises represents a unique opportunity to ensure the sustainable re-use of this Listed Building in an important City Centre Conservation Area, without having an unacceptable impact upon the historically and architecturally significant fabric of the building itself. In addition, this proposal will enable the continued success and growth of a local business and the delivery of up to 12 new jobs.

57. We trust that the information provided within this submission along with the contents of this cover letter are sufficient to enable you to register and validate these applications and look forward to receiving confirmation of this in due course.

58. In the interim, if you have any queries or comments in respect of this submission please do not hesitate to contact me or my colleague Harry Bolton on (0161 455 6487).

Yours sincerely

Michele Steel
for Deloitte LLP

Enc: