

Heritage and Planning Statement

Proposed Extraction Flue and Enclosure

65 Whitworth Street

Manchester

M1 3NZ

For Grand Property Assets Ltd



1. Introduction and Background Information

1.1 This document has been prepared to support a planning application for the installation of an extract flue and associated enclosure to the rear of No.65 Whitworth Street, Manchester M1 3NZ to facilitate the use of the property as a restaurant.

1.2 This report shall be read in conjunction with the following documents :-

- Dwg No 25/72-01- Existing Plans – Rev B
- Dwg No. 25/72-02 Proposed Plans – Rev B
- Extraction Statement – Rev A

1.3 The property is located at the junction of Princess Street and Whitworth Street, a five storey plus basement Victorian property located in the Whitworth Street / Princess Street conservation area.

1.4 No.65 occupies the ground floor and basement of the property, which was previously used as a bank, with the four floors above being used for apartments (these are accessed via a separate entrance off Princess Street).

1.5 The bank was closed in 2018 and the property has remained vacant ever since.

1.6 To the rear of the property there is a light well serving the ground floor only and a metal deck adjacent to the third floor apartment. The deck is not part of the adjacent apartments demise and is only used by contractors for maintenance and repair of the exterior fabric.



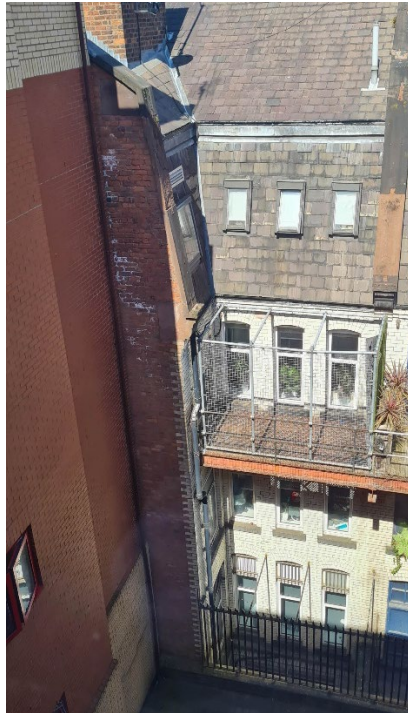
Photograph 1 - View from first floor stairwell window looking East, security grille to lightwell serving the application site below, retaining wall to courtyard serving 117-119 Princess Street to the right, windows to first floor apartments on the left and bricked up former stairwell windows to No.63 Whitworth Street in the distance.



Photograph 2 - View from second floor stairwell window looking East with the decking adjacent to the third floor apartments above. The building to the right being the Your Housing Group apartments “contemporary” design approved by the Council within the conservation area. To the right are windows serving habitable rooms approved by the Council with an area of 0.95m².

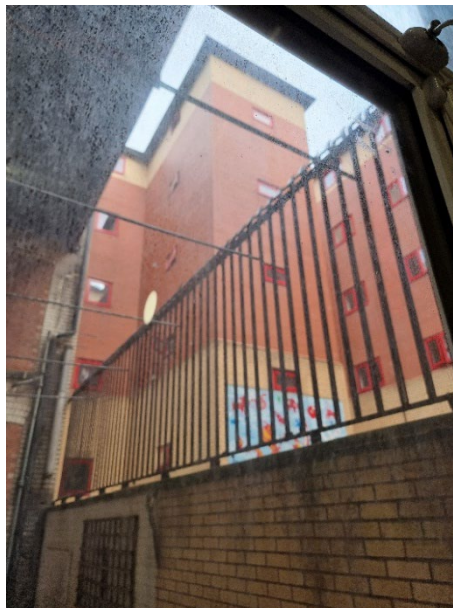


Photograph 3 - View from first floor stairwell window looking down showing security grille above window serving application site.



Photograph 4 - Drone imagery (taken by others) looking towards the rear elevation of the property from the South East corner of the adjacent courtyard with the “contemporary” apartment block (117-119 Princess Street) to the left and the apartments located above the application property on the right. Each of the three windows serving the apartments above the application site have an area of 1.80m².

1.7 The rear boundary of the property comprises a retaining wall topped with 2m high steel railings, beyond which is a courtyard serving 117-119 Princess Street, the adjacent “contemporary” apartment building.



Photograph 5 - View from first floor stairwell window looking South East, 2m steel railings above retaining wall to courtyard serving 117-119 Princess Street



Photograph 6 - View from second floor stairwell window looking down showing white glazed brickwork on the left and 2m high steel railings to the right.

1.8 Heads of terms had previously been agreed with an operator to bring an international chain of restaurants to the site, however the operator was frustrated by the Council's position that the "essential" extraction flue (as then proposed) would only be acceptable to if it were routed on an adjoining property.

1.9 Whilst the operator considered such a requirement unnecessary they did in good faith enter into a dialogue with the adjoining owners (Your Housing Group) to seek their permission by way of a license.



Photograph 7 - View from first floor stairwell window looking up showing the sealed PVCu window units to the apartments and the underside of the decking above.



Photograph 8 - View from fourth floor stairwell window looking South East across the mansard serving the fourth floor apartments and down onto the 3.2m high Keyclamp and weldmesh enclosure surrounding the decking. In addition showing 3 No. extract flues serving the adjacent property that were routed with the benefit of bricking up the windows below.

1.10 The owners of the adjoining property refused consent (see email dated 14th July 2025) and that operator has now withdrawn from the project leaving this prominent site vacant.

1.11 We have now been instructed to prepare a formal application on behalf of the owners of the property that addresses the concerns expressed about the pre-application scheme with a new design and provides further important context to the material planning considerations.

2. Proposal

2.1 The proposal is to install a 500mm diameter extract flue that will extend from the ground floor of the building and discharge at ridge height on the rear elevation of the property.

2.2 The flue will be in most part enclosed in a GRP imitation “white glazed masonry” (to match the adjacent masonry) cover, 600x600mm, topped with an imitation sandstone coping, colour to match the existing adjacent corbel detail.



Photograph 9 – Images of similar bespoke GRP flue covers manufactured by GRP Building Products Ltd

2.3 The sections of the extract flue and jet cowl that are exposed (above the eaves level of the building) will be powder coated “slate grey” to match the adjacent roof covering.

2.4 The existing PVCu rainwater pipe will be re-located to the internal corner of the property and the steel beam supporting the leading edge of the deck to the third floor will be modified to allow the duct to rise in a straight line from the first floor to the eaves of the property.

2.5 This proposal is distinguished from that previously submitted for pre-application advice by the following important material considerations:-

- The proposed flue is fully concealed behind a “white glazed masonry” enclosure that will match the existing adjacent masonry (the previous schemes had the extract duct exposed).
- The existing rain water pipe will be re-located to allow the proposed flue to sit flush adjacent to the stairwell wall serving apartments and thereby reduce visual impact (the previous scheme was set off the stairwell wall face to allow the retention of the rainwater pipe)
- The steel beam supporting the third floor deck will be re-trimmed to allow the flue to run vertically from the first floor up to the eaves and this will further reduce the visual impact (the previous scheme had a series of 45 degree bends to work around the existing steelwork).

2.9 The exposed sections of the extract duct and jet cowel will be powder coated “slate grey” to match the existing adjacent roofing materials (the previous scheme showed raw galvanised ductwork).



Photograph 10 - View from first floor stairwell window looking South East showing white glazed brickwork to window jamb that will be extended with matching bespoke white glazed brickwork grp enclosure, and existing PVCu rwp that will be re-located to internal corner of rear elevation.

2.6 The proposed flue will terminate at the buildings ridge level via a jet cowel, this being some 4.5m above the highest opening light serving the fourth floor apartments. The extraction duct and motor has been designed to achieve vertical efflux velocity of at least 8m/s and therefore there will be no risk of nuisance from odours to the “nearest” sensitive receptors.

2.7 The motors for the extract flue will be located within the ground floor unit with appropriate attenuators fitted after same to limit any noise generated by the flue to (noting that the windows serving the first floor and second floor apartments are sealed double glazed units (ie no opening lights) and thereby already offer substantial acoustic insulation for the nearest sensitive receptors.

2.8 The completed system will ensure that external plant noise will achieve a rating level of 5dB (LAeq) below the background noise level (LA90) at the nearest noise-sensitive location, based on a BS 4141 assessment and this will be verified by acoustic engineers and a verification report submitted to the Council for approval in writing before the restaurant can commence operation.

2.9 The proposed restaurant opening hours are:-

Monday to Saturday – 10.00am till 11.00pm

Sundays 10.00am till 10.00pm

3. Heritage Impact Assessment

3.1 The property is located within the Whitworth Street / Princess Street conservation area that was originally designated in 1974 and extended in 1985, encompassing Victorian and Edwardian buildings that were constructed between 1850 and 1920 at the height of the cities textile boom.

3.2 The property is not listed and not is it adjacent to any listed building.

3.3 The proposed extraction flue and enclosure can not be seen from any part of the public realm.

3.4 The proposed extraction flue and enclosure will be immediately adjacent to the “contemporary” apartment block that the Council granted planning permission for in the conservation area.

3.5 The proposed extraction flue will require minimal physical impact on the building fabric with at most screw / bolt fixings, re-trimming steel beams supporting the deck at the rear and no new openings.

3.6 There are no elements of the buildings rear elevations that have special architectural or historical interest.

3.7 Had there been it would not be conceivable that the Council would have granted planning permission for the construction of the immediately adjacent “contemporary” apartment block.

3.8 The proposal will allow new tenants to be secured for the property which has been vacant for many years and demonstrably improve the street scene with a vibrant frontage at this major intersection in the heart of the city and thereby the amenity of the conservation area, and thereby accords with the relevant policies of the NPPF in relation to the Historic Environment.

4. Other Material Planning Considerations

4.1 The Council granted prior approval for the development of the apartments with only 2 windows serving the apartments on the rear elevation (application ref 112399/P3OPA/2016) under Class O, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (see letter dated 12th October 2016 and Approved floor plans in appendix).

4.2 Under section O 2. (1) (e) of the prior approval regulations the Council must determine that the proposal will provide adequate natural light in all habitable rooms and by granting prior approval utilising just 2 windows (as shown on the approved plans) to now determine that a flue enclosure some 600mm wide located 1500mm in front of a “third” window would reduce natural daylight levels below an acceptable standard would lack objectivity.

4.3 Whilst the Council have no adopted policies with regard to minimum privacy distances from habitable room windows or standards for amenity etc it should be noted that the Council deemed the provision of the following to be acceptable in the immediately adjacent property when they granted planning permission for same.



Photograph 11 - View from second floor stairwell window looking South East towards the Your Housing Group apartments, highlighting the “contemporary” design that that Council approved within the conservation area which will immediately abut the proposed extraction flue and enclosure.

The stairwell / lift shaft is to the center with habitable room windows looking directly onto same some 3.6m to the south.

4.4 The window sizes facing the courtyard for Your Housing Group apartments (predominantly facing north, east and west) are a maximum of 1.26m² (many are just 0.95m²) in area per habitable room, whereas “each of the south facing” windows serving the apartments on the first second and third floors above the application site is 1.80m² in area, ie 5.40m² per apartment.

4.5 In effect the apartments above the application site have an area open to south facing natural daylight at least 328% greater than those approved by the Council for the adjacent property whose windows face north, east or west.

4.6 With regard to “amenity” and “outlook” it should also be noted that the Council approved habitable windows directly facing the blank south wall of the staircase / lift shaft serving the adjacent property, this wall being some 3.60m from those windows that face north, are approximately a quarter of the size of the windows that serve the apartments above the application site and are the only windows serving the respective adjacent habitable rooms.

4.7 Furthermore, the windows in column C, that were to be covered up on each of the apartments for the prior approval consent, are that nearest to the eastern boundary, which is unaffected by this proposal. The “amenity” of the windows in column A are already somewhat “relatively” compromised by their proximity to the western flank wall (containing the staircase windows) and by any objective assessment have the least amenity value.

4.8 The applicant and the freeholder (Landlord) believe that the proposal in this application is demonstrably preferable than the only other alternative of covering over the windows in column C, as approved by the Council under application ref 112399/P3OPA/2016, that would leave the habitable rooms of the apartments served solely by the windows in columns A and B.

4.9 The “outlook” from the apartment windows above the application site must also be placed into context when considering that it is impacted on all three windows by retaining wall (2.05m away from the first floor windows), 2m high steel railings (2.25m away from the first floor windows), the overshadowing of the second floor windows from the deck projecting out above and a 3.2m high Keyclamp and weldmesh fence (1.65m away from windows from the third floor windows).

5. Conclusion

5.1 This document provides a comprehensive and objective assessment of the negligible impact that the current proposal “may” have on the “visual amenity” of the residents in the apartments above the application site, particularly noting the “required” standards for same that have been applied when the Council evaluated and approved the adjacent development.

5.2 This proposal has been sensitively designed, taking account of all material planning considerations, and maintains the three windows serving the adjacent apartments (as opposed to building out the scheme that the Council gave prior approval to in 2016).

5.3 The benefit to the vitality of the conservation area by securing new tenants to occupy this important frontage at a major junction within the City, together with all the imperative economic benefits of doing so must be placed into the planning balance, and when doing so we consider that the case for granting planning consent is overwhelming.

Appendices

Email from Your Housing Group

Letter granting prior approval for apartments with 2 windows dated 12th October 2016

Approved floor plans prior approval application ref 112399/P3OPA/2016

darrenpomfret@hotmail.co.uk

From: David Yue <David.Yue@yourhousinggroup.co.uk>
Sent: 14 July 2025 10:34
To: pshtiwan salim; Jack Yaacoub
Cc: Darren Pomfret; Jad Rahbani; Alan Mann | Nexus
Subject: Re: Subject: Planning Application for Ground Floor Unit - Essential Ducting

Hello all,

I'm just following up after our internal meeting. From our discussion, there were a number of points raised. There was also a sample consultation done with a few nearby residents who would've been most closely affected. A vast majority have opted against this due to smell and noise, this was used as their courtyard garden previously so they would like to keep it as resident space.

I can briefly summarise the reasoning for our decision:

Our surveyor team has raised concerns of the scaffolding which will at some point need access from our courtyard, this would apply for future maintenance as well. The ducting would be in close proximity of our rain water downpipe which may cause obstruction when maintaining. There is also some dampness on the party wall as evidence of the efflorescence.

As it is a high rise property over 18m, building safety approval may be required depending on the location of the ducting fitted, our main fire safety concerns are that ducting from businesses usually tend to not be maintained on a regular basis which then becomes a potential fire risk. Again, the issue of having scaffold on our courtyard to clean the ducting.

Unfortunately, this is a Your Housing Group's decision and we cannot approve of your request to have the ducting fitted oversailing our property.

Best,

David

David Yue

Housing and Customer Service Co-Ordinator
07702 554457



Through our **passion** for housing, more **people** have a **safe** place to call **home**

From: David Yue <David.Yue@yourhousinggroup.co.uk>
Sent: Thursday, June 26, 2025 2:17:57 PM
To: pshtiwan salim <salim@gpaestates.co.uk>; Jack Yaacoub <jack.yaacoub@swissbutter.com>
Cc: Darren Pomfret <darrenpomfret@hotmail.co.uk>; Jad Rahbani <jad.rahbani@swissbutter.com>; Alan Mann | Nexus



**MANCHESTER
CITY COUNCIL**

Planning

Lucy Harrison
Telephone: 0161 234 5795
l.harrison1@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Ralph Taylor
Paul Butler Associates Ltd
31 Blackfriars Road
Salford
M3 7AQ

Date: 12 October 2016

Dear Sir or Madam,

Class O, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015

Application No.: 112399/P3OPA/2016

Description: Prior approval application for change of use of the first, second, third and fourth floors from office use (Class B1a) to 24 residential apartments (Class C3).

Location: 65 Whitworth Street, Manchester, M1 3NZ

Whilst the City Council is satisfied that there are no known contamination or flood risks at the site, the prior approval of the City Council as local planning authority is required as to the noise and highway impacts of the proposal. Under the provisions of paragraph W of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 prior approval is granted for the development subject to the following conditions:

The development must be completed no 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 and Condition 2 of Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

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

Plan 1 (site location plan);

Drawing numbers 101 Revision A 'Proposed Plans Basement' and 102 Revision A 'Proposed Plans';

Point 3 of the Paul Butler Associates letter dated 16 August 2016;

Paul Butler Associates Prior Notification Evidence Statement dated 3 June 2016.

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.

Before the development commences a scheme for acoustically insulating the residential accommodation against noise from Whitworth Street, Princess Street and any other actual or potential sources of noise on or near the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from Whitworth Street, Princess Street and any other actual or potential sources of noise on or near the site, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

Building Regulations 2010

Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Yours faithfully,

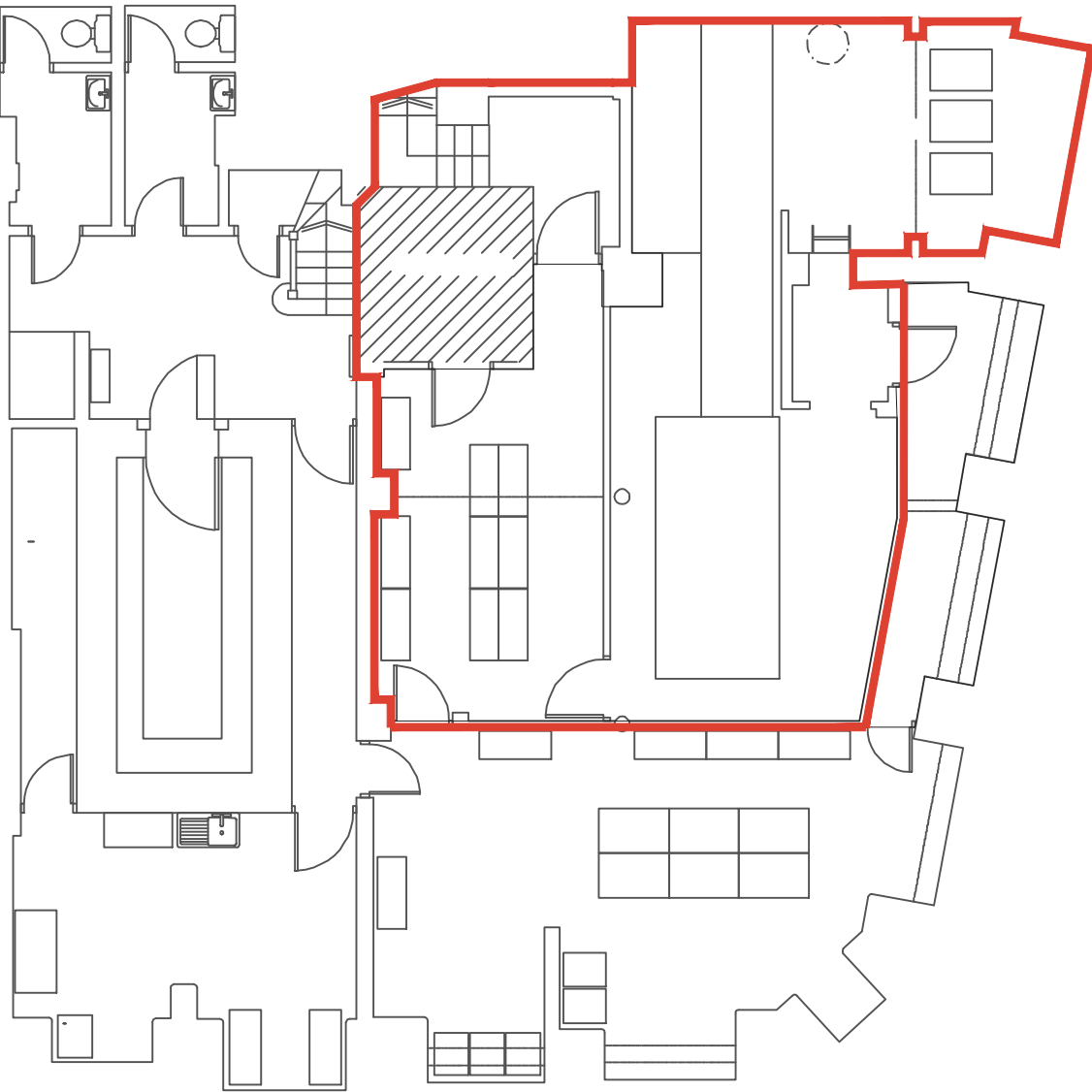


Julie Roscoe
Head of Planning, Building Control & Licensing

DRAWING NUMBER 000_102

A

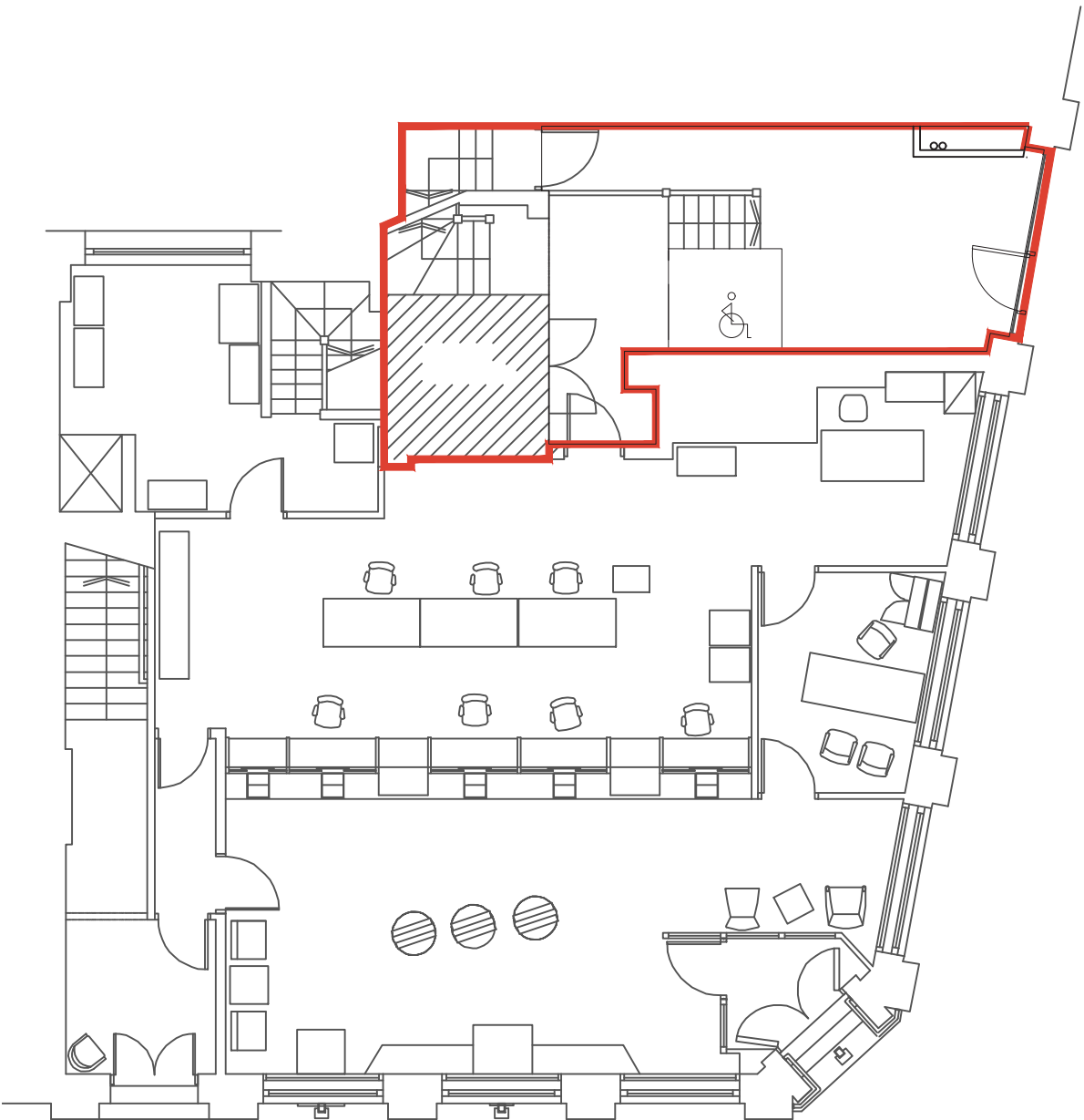
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Basement

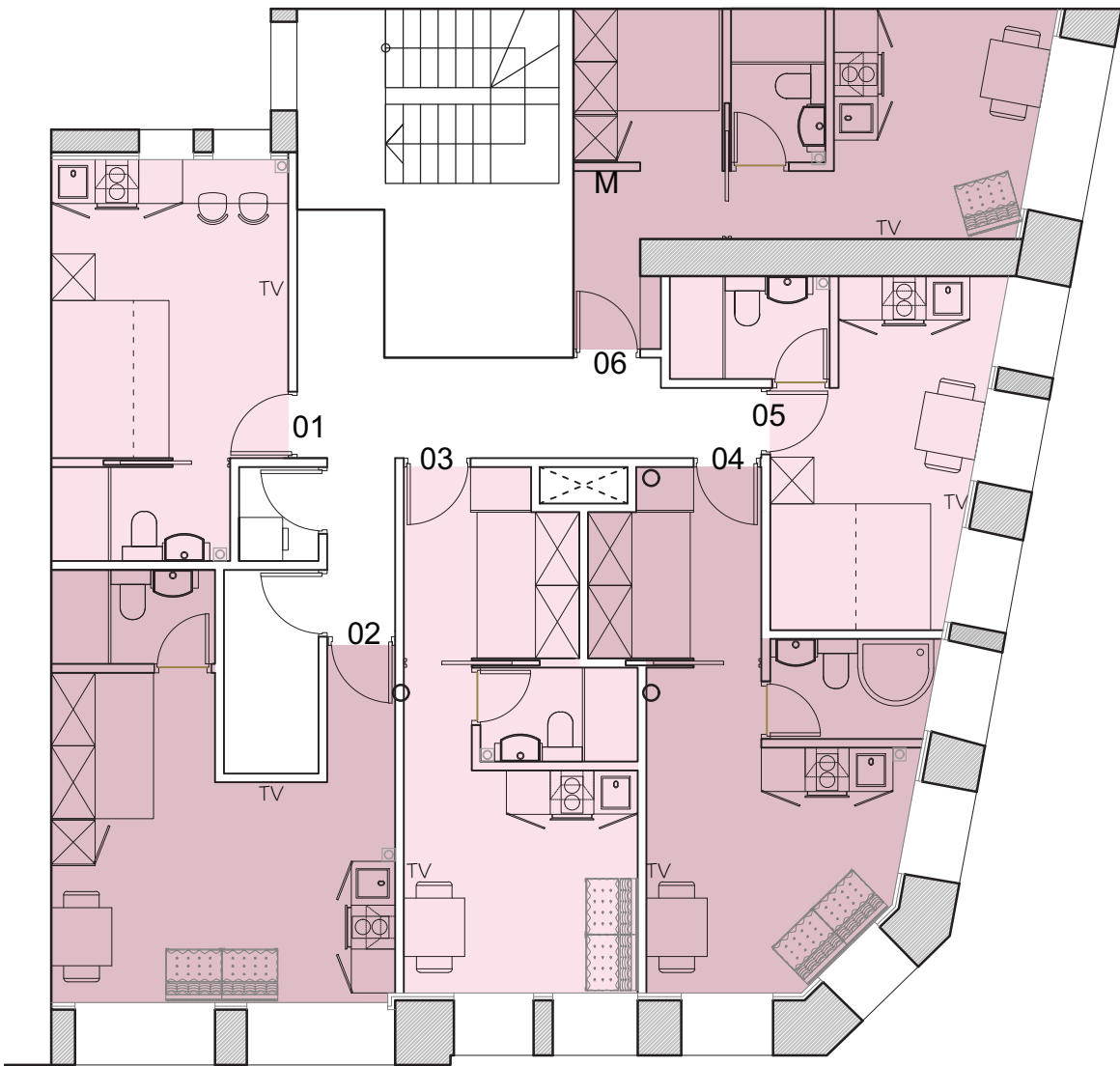
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Ground Floor

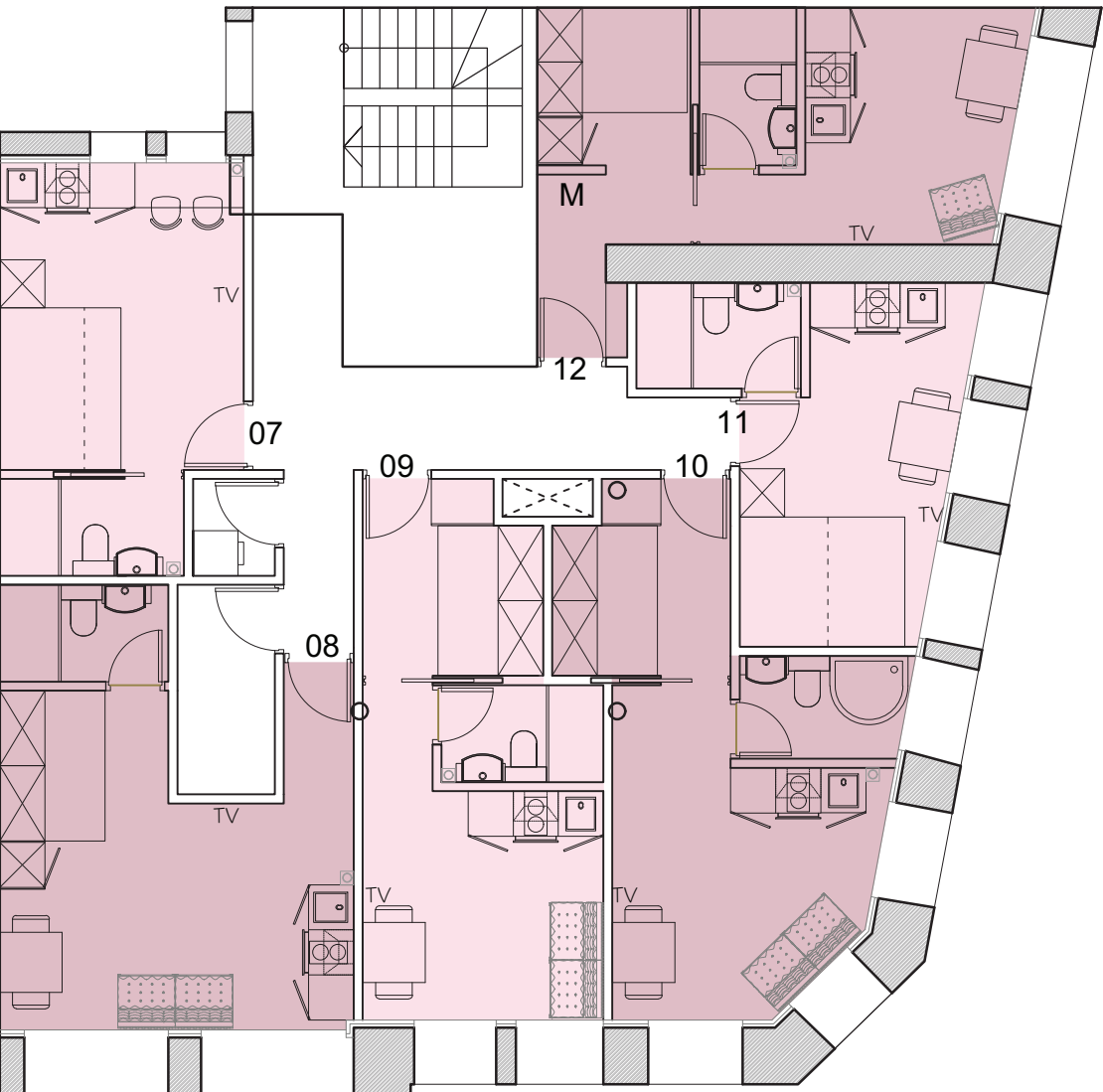
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First Floor

C

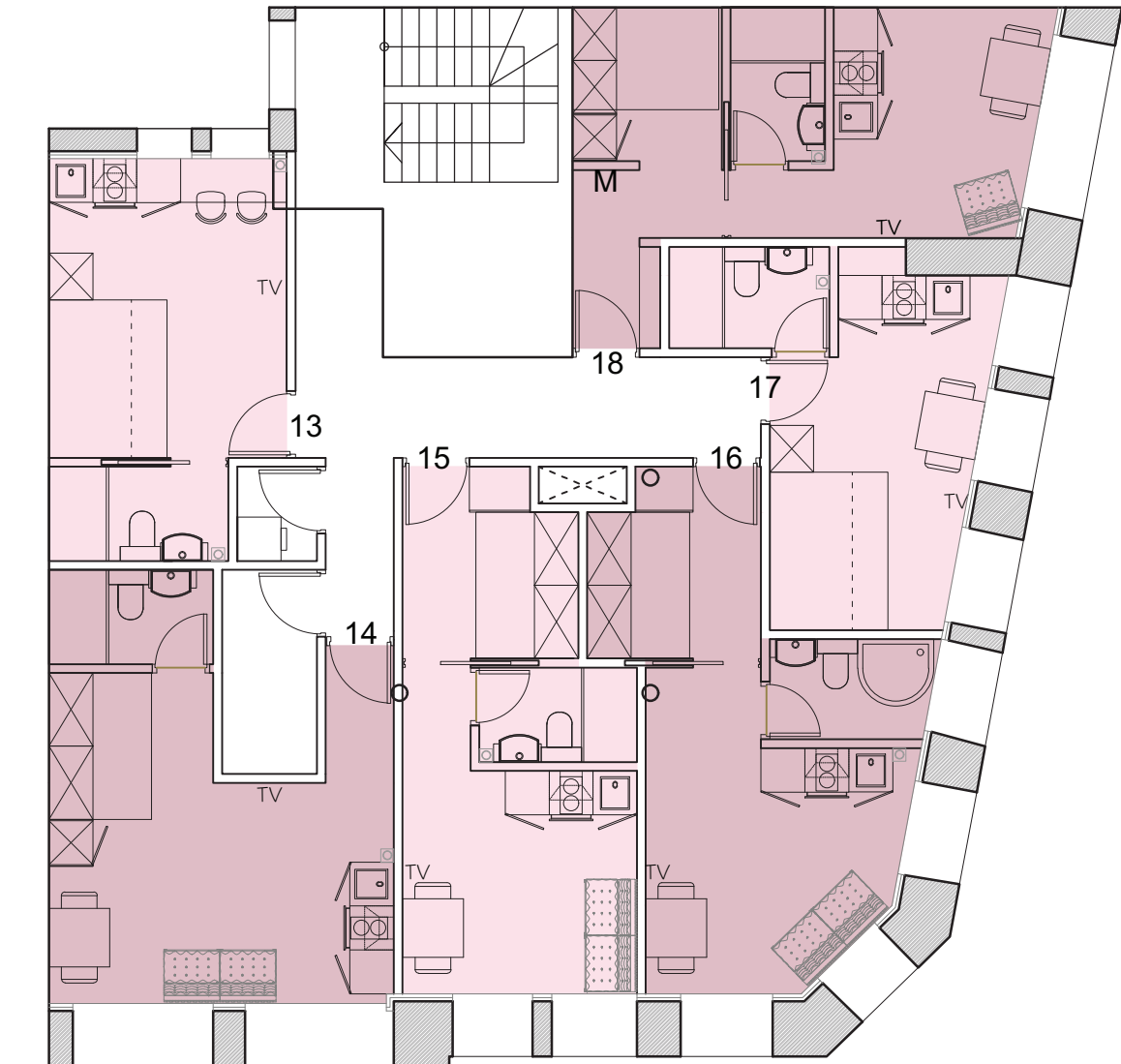
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Second Floor

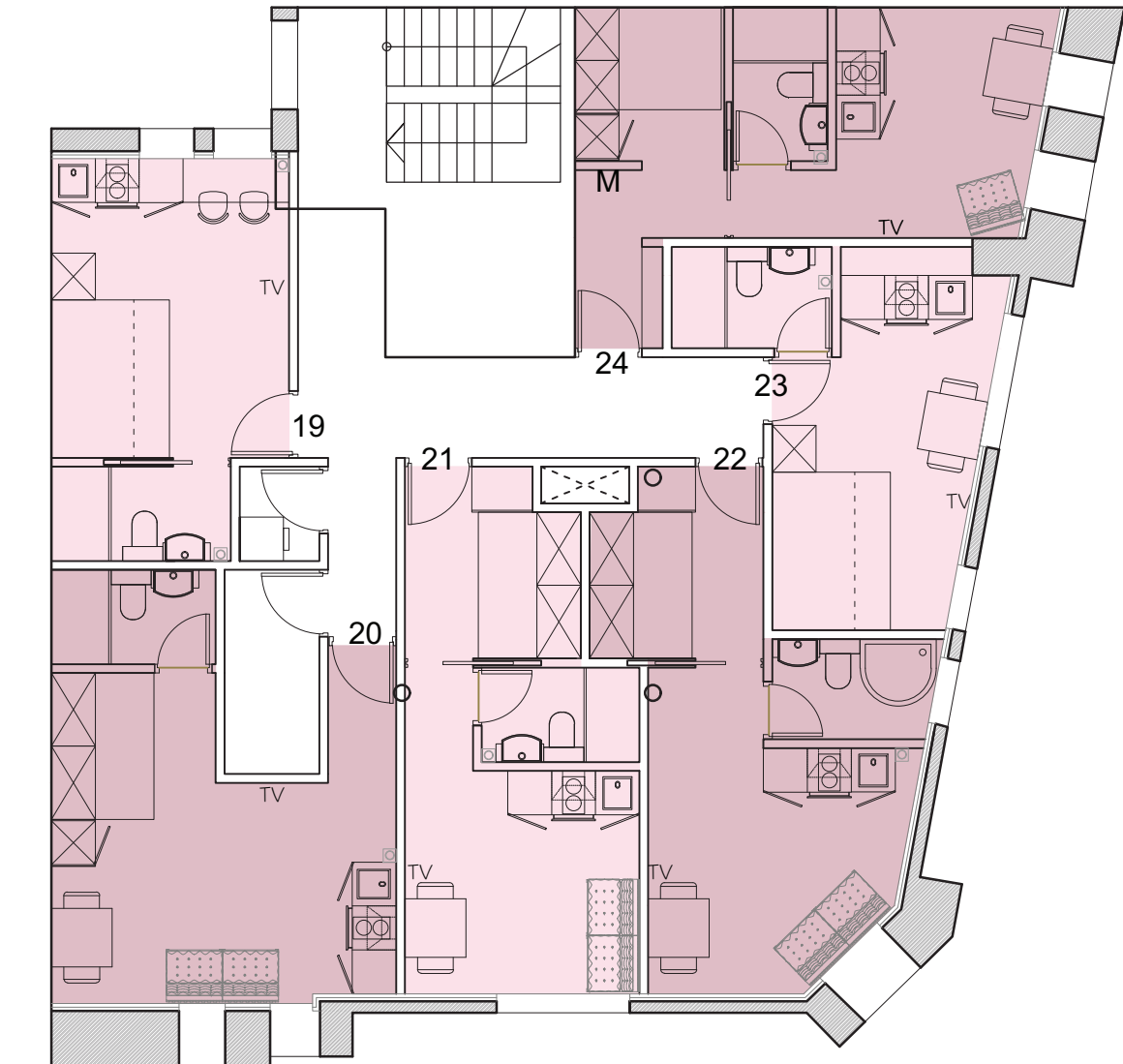
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Third Floor



4

Fourth Floor



REFERENCE DRAWINGS

- 001 - SITE LOCATION PLAN
- 100 - EXISTING & PROPOSED PLANS
- 200 - EXISTING & PROPOSED SECTIONS & ELEVATIONS
- 300 - CEILING PLANS
- 400 - M&E PLANS
- 500 - DETAILS
- 600 - FIRE PLANS
- 700 - TYPES OF WALLS PLANS
- 800 - ACOUSTIC PLANS
- 900 - STRIP OUT PLANS

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED
- DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWING
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS 1991 (INCLUDING AMENDMENTS) AND ALL RELEVANT BRITISH STANDARDS/CODES OF PRACTICE
- CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS ON SITE, ALL DIMENSIONS TO BE CHECKED PRIOR TO FABRICATION OF MATERIALS
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS

REV	DESCRIPTION	DATE	BY	CHECK	APPR
1	ISSUED FOR INFORMATION	10.08.16	HP	GF	PD

INTEGRAL
DESIGN and MANAGEMENT Ltd
Property Consultants
Project Managers
Designers
CBM Coordinators
Party Wall Surveyors

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DESIGNER

REFURBISHMENT OF BUILDING
PROJECT

65, WHITWORTH STREET
PROPOSED PLANS

DRAWING TITLE

PLANNING

DRAWING STATUS

DRAWN H PALOMAR CHECKED G FERREIRA

APPROVED P DAVIDSON DATE AUG 16

1:100 SCALE 102 DRAWING NUMBER A REV