

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143609/LO/2025

Date registered valid: 31 July 2025

Proposal: Listed building consent for internal works to refurbish and upgrade existing fire resisting doors, fire alarm, partitions, ceilings and fire stopping works.

Address: 103 Princess Street, Manchester, M1 6DD

Ward(s): Piccadilly Ward

Applicant: Mr Carl Smith Manchester City Council

Agent (if any): Mr Steve Kendall Buttress

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 October 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 15.9.2025

Standard consultations:

Printed: 7 August 2025 Expired: 29 August 2025

Neighbour notifications

Printed: 7 August 2025 Expired: 29 August 2025

Site notice

Posted: 11 August 2025 Expired: 2 September 2025

Press advert

Published: 12 August 2025 Expired: 3 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

The building is Grade II* listed and has high significance as it is one of the earliest most influential mechanics institute in Britain and designed by a prominent architect John Gegan in the Italian Palazzo style.



Figure 1 – Princess Street Elevation



Figure 2 – Major Street Elevation

Description of area

The site is within the Whitworth Street Conservation Area. It is bound by Princess Street (A34) to the west, Major Street to the north, Hart Street to the south and Abington Street to the east.



Figure 3 – Aerial view of No.103 Princess Street (labelled with a star)

Description of development

Listed building consent is sought for the following internal works to meet current fire safety requirements:

- Replacement of existing fire detection system with new equipment
- Replacement of later partitions with fire rated partitions
- Upgrading of suspended ceilings
- Replacement of existing doors (non-original)

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Historic England – Historic England provides advice when our engagement can add most value. In this case we are not offering advice.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 - Spatial Principles
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Issues

Impact on the listed building

Fire detection system

The proposal includes the replacement of the fire alarm detection system. The new system would be installed alongside the existing equipment. The method statement advises where replacement equipment is proposed, they shall be installed as close as possible to existing equipment.

In the areas of the building with higher significance such as the Congress Room, Mary Quaille Room, Alcove Room and Peterloo Room, a wireless system is proposed and would have a negligible impact on historic fabric.

The visual impact of the new fire system within the modern spaces would be low and the LPA welcome the use of wireless system in areas of significance.

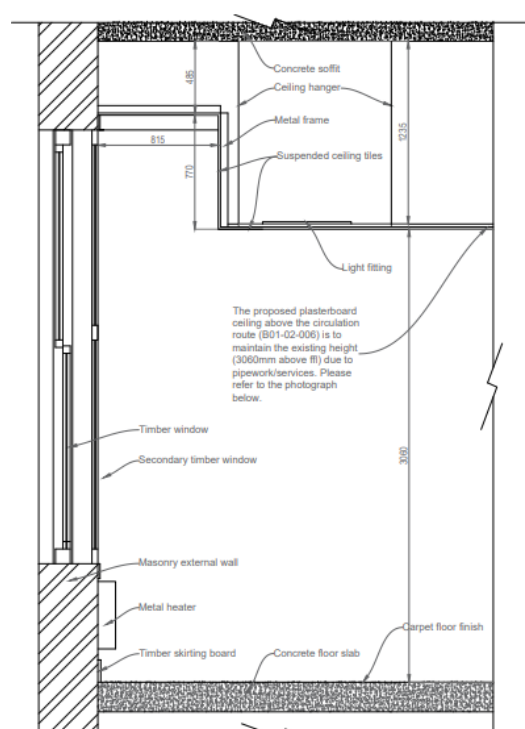
Partitions

New partitions will replace existing modern partitions to comply with current fire safety requirements. The LPA suggested improving the appearance of partitions by making them introducing glazed elements to increase the openness of the spaces. However, due to existing occupiers' requirements for privacy and cost implications this was not possible.

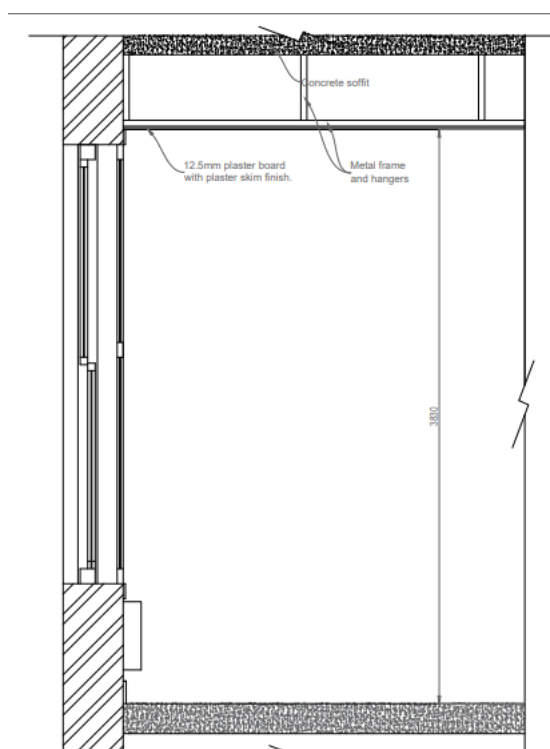
The partitions refer to replacements and would therefore have negligible impact on the listed building.

Suspended Ceilings

New suspended ceilings will replace existing suspended ceiling to comply with current fire safety requirements. The proposal seeks to increase the height of suspended ceilings which would have positive impact on the listed building as it would improve the relationship to windows and character of internal spaces.



Example of existing ceiling section



Proposed section of new ceiling

Doors

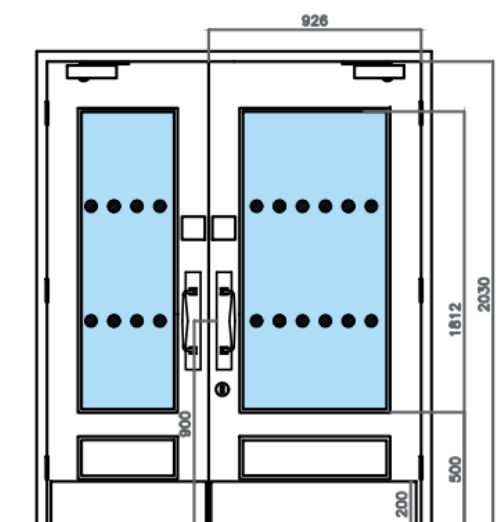
New doors will replace non-original existing doors. In the interest of enhancing the character of the space, the design of the doors was amended to replicate the moulding and design of an original door.



Original door (replicating design)



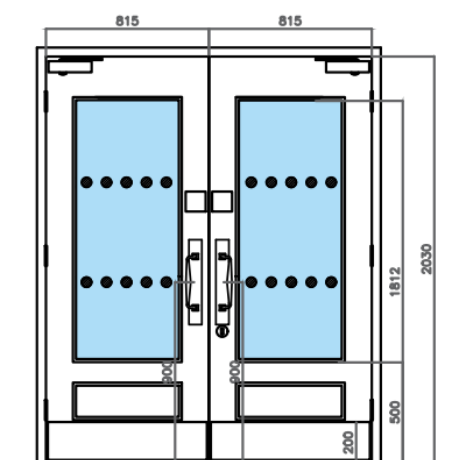
Existing double door



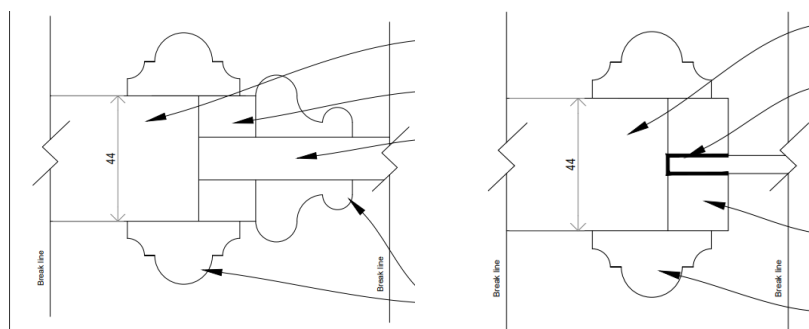
Replacement accessible double doors

Single doors with no decorative details that serve rooms are to be replaced with a glazed panel and decorative moulding. Any doors with mouldings would be replaced to match the existing. Other single doors that refer to storage rooms will be replaced with solid doors.

The proportions of most of the proposed double doors are slightly different due to accessibility requirements for wheelchair users. Amendments have been received to doors No.7 and No.16 to create an even split as shown below as these doors serve the main hall with one leading from the main staircase which is an area of significance. Disabled access is still achieved into the main hall through door Nos.19 and 14.



Replacement door no.7 and no.16



Sections of the moulding details taken from the original door

The replacement doors are justified in the interest of fire regulation and equality requirements. The applicant has submitted section drawings to demonstrate the moulding to an original door will be replicated. The amended design would be a heritage benefit as the appearance of the doors would be improved and would be a sympathetic addition to the listed building.

Submission of a sample door and finish will be required to be submitted for approval by the LPA.

Heritage Assessment

The interior of the listed building has been previously altered and has modern interventions which are not wholly sympathetic with the period of the property.

The installation of wireless fire alarm systems within areas of higher significance would not result in any harm to the listed building.

The increase in height of the suspended ceilings would better reveal the windows and enhance the character of the spaces.

The installation of single doors, double doors and accessible doors which replicate design principles of an original door are better suited to the style of the property.

The proposal refers to replacements of existing fire systems, suspended ceilings, partitions and doors. These alterations would have a neutral impact on the significance of the listed building.

For the reasons, outlined above the proposal would result in a positive impact on the Grade II* Listed Building.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a

legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

- 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:
 - Sections of Mouldings - PST-MCC-B01-B1-DR-A-0018
 - Door Schedule No.1: PST-MCC-B01-B1-DR-A-0011 REV B

Received by the City Council, as Local Planning Authority, on 16 October 2025

- Door Schedule No.2: PST-MCC-B01-B1-DR-A-0012 REV A

Received by the City Council, as Local Planning Authority, on 9 October 2025

- First Floor Fire Alarm: PST-MCC-B01-01-DR-E-0021
- Second Floor Plan: PST-MCC-B01-02-DR-E-0022
- Third Floor Plan: PST-MCC-B01-03-DR-E-0023
- Floor Plans with Door Locations: PST-MCC-B01-B1-DR-A-0010
- Refurbishment of Doors & Fire Stopping: PST-MCC-B01-B1-DR-A-0013

- Partition Details: PST-MCC-B01-B1-DR-A-0014
- Ceiling Sections and Plan: PST-MCC-B01-B1-DR-A-0017
- Basement Fire Alarm Layout: PST-MCC-B01-B1-DR-E-0015
- Basement Fire Alarm Containment: PST-MCC-B01-B1-DR-E-0025
- Basement Containment Works: PST-MCC-B01-B1-DR-E-0030
- Ground Floor Fire Alarm Layout: PST-MCC-B01-GF-DR-E-0010
- Ground Floor Alarm Containment: PST-MCC-B01-GF-DR-E-0020
- Ground Floor Containment Works:
- Zone Plan: PST-MCC-B01-ZZ-DR-E-0016
- Second Floor Plan Fire Alarm Layout: PST-MCC-B01-02-DR-E-0012
- Third Floor Plan Proposed Fire Alarm Layout: PST-MCC-B01-03-DR-E-0013
- Fourth Floor Fire Alarm Layout: PST-MCC-B01-04-DR-E-0014
- First Floor Alarm Layout: PST-MCC-B01-DR-E-0011
- Methodology Statement
- Equipment Schedule

Received by the City Council, as Local Planning Authority, on 31 July 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

- 3) Prior to the installation of the replacement doors, a sample door and details of the finish shall be submitted for approval in writing by the City Council, as Local Planning Authority. The sample shall include the proposed mouldings as shown on drawing no. PST-MCC-B01-B1-DR-A-0018. The approved details shall be carried out in accordance with the approved details

Reason: In the interests of preserving and protecting the historic character and appearance of the listed building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 4) Prior to the installation of the replacement partitions as shown on drawing no. PST-MCC-B01-B1-DR-A-0014, a method statement for the installation of internal partition works that shall confirm how original building fabric will be protected from such works and how new partitions will abut it, shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be carried out in accordance with the approved details.

Reason: In the interests of preserving and protecting the historic character and appearance of the listed building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 5) The replacement suspended ceilings hereby approved shall be installed in accordance with the fixing details, methodology and sections as shown on drawing no. PST-MCC-B01-B1-DR-A-0017.

Reason: In the interests of preserving and protecting the historic character and appearance of the listed building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Third Floor, 52 Oxford Street, Manchester, M1 6JX
Basement, 101 Princess Street, Manchester, M1 6DD
Second Floor Front, 101 Princess Street, Manchester, M1 6DD
First Floor, 101 Princess Street, Manchester, M1 6DD
Second Floor, 101 Princess Street, Manchester, M1 6DD
Fifth Floor, 101 Princess Street, Manchester, M1 6DD
Ground Floor Right, 52 Princess Street, Manchester, M1 6JX
Second Floor Rear Left, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Second Floor Front Right, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Basement To First Floor, National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Ground Floor To Third Floor, 103 Princess Street, Manchester, M1 6DD
Fourth Floor, 52 Princess Street, Manchester, M1 6JX
Third Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 1DD
National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Fourth Floor, 101 Princess Street, Manchester, M1 6DD
Second Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Fourth Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Upper Ground Floor, 101 Princess Street, Manchester, M1 6DD
Fourth Floor Front, 101 Princess Street, Manchester, M1 6DD
Ground Floor, 52 Princess Street, Manchester, M1 6JX
Ground Floor To Third Floor, 52 Princess Street, Manchester, M1 6JX
Fifth Floor, 52 Princess Street, Manchester, M1 6JX
Basement, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
100 Bloom Street, Manchester, M1 3LY
101 Princess Street, Manchester, M1 6DD
New York New York, 98 Bloom Street, Manchester, M1 3LY
Third Floor, 101 Princess Street, Manchester, M1 6DD
Princess House, 105 - 107 Princess Street, Manchester, M1 6DD

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
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 (Less) -
Area Team Boundary - Name: CENTRAL