

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142074/LO/2025

Date registered valid: 25 March 2025

Proposal: Listed Building Consent for internal and external works to facilitate change of use of the ground floor and basement from vacant office space (Class E) into bar (sui generis), including new access door.

Address: 65 Princess Street, Manchester, M2 4EG

Ward(s): Deansgate Ward

Applicant: Mr Mark West JML Developments Ltd

Agent (if any): Mr Paul Domville PHD Design

Case officer: Michael Pearson
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Recommendation: Approve

Date of recommendation: 20/05/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 3 April 2025 Expired: 26 April 2025

Neighbour notifications

Printed: 3 April 2025 Expired: 26 April 2025

Site notice

Posted: 4 April 2025 Expired: 27 April 2025

Press advert

Published: 8 April 2025 Expired: 29 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the three storey terrace property at 65 Princess Street that forms part of the Grade II listed row of former Georgian town houses from 65-71 Princess Street. The application property is completed in red brick and features non-original timber windows. Its ground floor features a contemporary shopfront at ground floor, completed in slate tiles. The property features a two storey outrigger extension and enclosed rear yard. The first and second floor of the site lies in an office use, with its ground floor last being in use as a recruitment office.

Listed building: Grade II

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The application site lies in the heart of the City Centre, being located just off of St Peters Square and lying opposite the Grade I listed Town Hall. The site sits within the Upper King Street (Extension) Conservation Area and opposite the Albert Square Conservation Area. An active tramline runs past the site along Princess Street. The neighbouring roads of Cooper Street and Kennedy Street are one-way roads. Neighbouring built development is varied, with the application site forming part of a small grouping of Georgian buildings that includes the City Arms and Vine Inn to the north of the site along Kennedy Street. Other neighbouring development consists of Victorian properties, including Manchester Town Hall, as well as contemporary properties to the north, east, south and west. Neighbouring uses are largely commercial, with multiple properties lying in use as drinking establishments, as well as light retail and offices (Class E).

Description of development

The application seeks listed building consent for external and internal works to facilitate the change of use of the ground floor of the site to a drinking establishment (Planning use class Sui Generis).

The proposed external alterations comprise of the installation of a new front door, rear external condenser unit and replacement rear basement window.

The proposal would see the creation of a main bar area to the front of the property, with additional seating located in a secondary room to the rear. An external rear yard/smoking area would then feature to the rear of the site. A private function room would feature at basement level. New fixed seating and a fixed bar would feature to the front of the property. The existing timber floor and plastered wall finishes would be retained.

At basement level new partitions would be installed to create WCs and a cleaner's store.

Planning History

142073/FO/2025 - Change of use of the ground floor and basement from vacant office space (Class E) into new whiskey bar (sui generis) and associated elevational alterations, including new access door – Application under consideration.

126004/LO/2020 - LISTED BUILDING CONSENT for internal and external alterations in relation to change of use and rear extension of building to form new 8-bed hotel together with demolition of toilet block to rear and external alterations to front and rear to include replacement windows, creation of external seating area and lightwell within rear yard, erection of high level screening along boundary between Nos. 65 and 67 Princess Street at rear to mask existing plant and formation of new stepped entrance to front, and associated works – Application Approved May 2020.

126003/FO/2020 - Change of use and rear extension of building to form new 8-bed hotel (Use Class C1) together with demolition of toilet block to rear and external alterations to front and rear to include replacement windows, creation of external seating area and lightwell within rear yard, erection of high level screening along boundary between Nos. 65 and 67 Princess Street at rear to mask existing plant and formation of new stepped entrance to front, and associated works – Application Approved May 2020.

136977/LO/2023 - Alterations of room divisions at the first and second floors and minor internal alterations to provide up to date toilet and kitchen facilities and remedial and repair work – Approved November 2023.

Consultations & Notification Responses

Publicity – None received.

Policy

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 CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy C10 – Leisure and the Evening Economy
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

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

- Policy DC19 – Listed Buildings

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-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon the Heritage Asset

The application site is a former Georgian Town House, since converted into offices and a ground floor commercial unit. The ground floor has a contemporary shopfront that detracts from the significance of the listed building, which also shows signs of age and wear, further adding to the harm it causes to the heritage asset. Internally at ground floor, the original floor has been removed, with a lower ground floor now featuring. Internal walls have been plasterboarded and a false ceiling is present on site. The basement space features a modern rear rotted timber window and tiled flooring of an unknown age.

The proposed external works to the front façade of the property would see the insertion of a new doorway on its eastern side. The plans illustrate the proposed door lying flush to the shopfront in contrast to that of the existing front timber door. In order to render the proposed works to have a neutral impact on the significance of the listed building, it is considered necessary to condition the proposal so that the proposed front door is recessed to match that of the timber door. An additional condition requiring the submission of final material finishes for the door and door surround is

considered necessary in order to ensure the proposal's material appropriateness. The proposed also illustrate that the existing tiled shopfront is to be painted. Such works are considered would cheapen the tile finish, thereby worsening the impact it causes to the significance of the listed building. In order to render the application acceptable, it is necessary to condition any approval so that the painting of the building is forbidden.

Works to the rear elevation consist of the installation of a condenser unit and the replacement of a basement window. The placement of an external condenser unit on the rear elevation of the property is considered would cause some less than substantial harm to be caused to the significance of the listed building. The submission has not been accompanied by information to demonstrate if alternative locations have been considered. In the event of an approval, it is considered necessary to condition the proposal so that a scheme detailing the final location of the air condenser unit, after an options appraisal has been conducted, be submitted to and approved in writing by the Local Planning Authority. The modern basement window to be replaced is considered to be of no heritage value, notwithstanding this, final profile and details of its replacement should be conditioned in order to ensure the replacement window's appropriateness.

Internal works to the ground floor largely consist of new fixed seating, a fixed bar and the making good of existing plastered finishes. These would not affect original features of value and on this basis these works are considered to have a neutral impact on the significance of the listed building.

Works to the property's basement would see the creation of new WCs which would be ventilated. The submission has not made clear how this will be achieved and as such in the event of an approval, the final details of these partition and ventilation works shall be submitted to and approved in writing by the City Council as Local Planning Authority.

In light of the above, the proposal, subject to appropriate planning condition, would have a low level of less than substantial harm and the public benefits of brining the building back into active use outweigh this harm. In light of this the proposal would accord with the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, CC1, CC2, CC4, CC9, CC10, C10, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to be acceptable and have a neutral impact on the historical significance of the Grade II listed building in accordance with policies SP1, CC1, CC2, CC4, CC9, CC10, C10, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis permission is recommended for approval.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

- o 202502 / OS1: Location Plan
- o 202502 / OS2: Block / Site Plan
- o 202502 / OS3: Block / Site Plan (Received 19/03/2025)
- o 202502 / SkA1 Revision B: Scheme Proposals (Received 08/05/2025)
- o 202502 / SkA2: Proposed Detailed Front Elevation & Cross Section thro' Shop Front (Received 08/05/2025)

Stamped as received by the City Council as Local Planning Authority on 05/02/2025 unless specified otherwise.

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 and the National Planning Policy Framework

3) Notwithstanding the approved plans listed in condition 2, prior to the commencement of any development in relation to the rear condenser unit hereby approved, final details regarding its location on site, and any necessary screening measures, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) Notwithstanding the approved plans listed in condition 2, prior to the commencement of any development in relation to the shopfront works hereby approved, final details of the following, including material samples where necessary, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

- a) The recessing of the front door to the ground floor bar and door return detail.
- b) Material finish of the front door and door surround.
- c) Cleaning and making good of the property's tiled façade.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) Prior to the commencement of any works in relation to the basement bathroom partition works hereby approved, final details regarding its installation and any ventilation requirements shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

6) Prior to the commencement of any works in relation to the installation of the replacement basement window hereby approved, final details with regard to its design, profile and finish, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

7) Notwithstanding the annotations shown on the approved plans listed in condition 2 of this permission, no painting of the property's façade is hereby permitted.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Tesco Express, 55 Princess Street, Manchester, M2 4EW
City Arms, 48 Kennedy Street, Manchester, M2 4BQ
Sixth Floor, 55 Princess Street, Manchester, M2 4EW
Fifth Floor, 55 Princess Street, Manchester, M2 4EW
Fourth Floor, 55 Princess Street, Manchester, M2 4EW
Third Floor, 55 Princess Street, Manchester, M2 4EW
Second Floor, 55 Princess Street, Manchester, M2 4EW
First Floor, 55 Princess Street, Manchester, M2 4EW
Ground Floor, 55 Princess Street, Manchester, M2 4EW
63 Princess Street, Manchester, M2 4EQ
Flat At, City Arms, 48 Kennedy Street, Manchester, M2 4BQ
First Floor, 57 Princess Street, Manchester, M2 4EQ
Second Floor, 57 Princess Street, Manchester, M2 4EQ
Third Floor, 57 Princess Street, Manchester, M2 4EQ
Fourth Floor, 57 Princess Street, Manchester, M2 4EQ
Basement And Ground Floor, 65 Princess Street, Manchester, M2 4EG
Basement And Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG
55 Princess Street, Manchester, M2 4EW
Fourth Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Third Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Second Floor, 73 - 75 Princess Street, Manchester, M2 4EG
First Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG
57 Princess Street, Manchester, M2 4EQ
57 - 63 Princess Street, Manchester, M2 4EG
73 - 75 Princess Street, Manchester, M2 4EG
42 - 44 Kennedy Street, Manchester, M2 4BQ
The Waterhouse, 67 - 71 Princess Street, Manchester, M2 4EG
Vine Inn, 46 Kennedy Street, Manchester, M2 4BQ
5 Cooper Street, Manchester, M2 2FW
Flat 12, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 11, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 10, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 9, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 8, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 7, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 6, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 5, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 4, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 3, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 2, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 1, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
1 Cooper Street, Manchester, M2 2FW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Albert Square Conservation Area 1972
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Area Team Boundary - Name: CENTRAL