

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

UKRO II Property Holdings III Limited
C/o Agent

Agent (if used)

Ms Holly Gerrard
ID Planning
9 York Place
Leeds
LS1 2DS

Part 1 – Particulars of the application/development

Proposal: Listed building consent for internal alterations to fourth floor offices.

Location: Fourth Floor, 52 Princess Street, Manchester, M1 6JX

Date of application: 2 April 2025

Application number: 142613/LO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. Planning officers liaised with the applicant to resolve heritage issues relating to partitions and floor coverings.

Condition(s) attached to this decision

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:

52P.L4.01 Location Plan
52P.CG.E1.07 Elevation AA and BB

52P.CG.E2.08 Elevation CC
 52P.CG.E3.09 Elevation DD
 52P.CG.E4.10 Elevation EE, FF, GG and HH
 52P.CG.E5.11 Elevation JJ
 52P.CG.E6.11B Elevation K-K
 52P.CG.J1.12 Joinery 01
 52P.CG.J10.21 Joinery 10
 52P.CG.J11.22 Joinery 11A and 11B
 52P.CG.J12.23 Joinery 12- Reception Ceiling
 52P.CG.J13.24 Joinery 13-Breakout Ceiling
 52P.CG.J14.25 Joinery 14- Barn Doors
 52P.CG.J15.26 Joinery 15- Room Divide
 52P.CG.J2.13 Joinery 02
 52P.CG.J3.14 Joinery 03
 52P.CG.J4.15 Joinery 04
 52P.CG.J6.17 Joinery 06
 52P.CG.J8.19 Joinery 08
 52P.CG.J9.20 Joinery 09
 52P.CG.L4.01.D1 Rev 2 GA-Day 01
 52P.CG.L4.02 Flooring Layout
 52P.CG.L4.03 Rev 3 RCP and Lighting
 52P.CG.L4.04 Furniture
 52P.CG.L4.05 Decoration
 52P.CG.L4.06 Rev 2 Partition & Door Layout
 PST.L401 L4 Strip Out
 52P.CG.L4.PD1 Typical Partition Detail 1
 52P.CG.L4.PD2 Typical Partition Detail 2
 PS-JH-04-DR-M-5300 Rev T01 4th Floor Public Health Layout
 PS-JH-04-DR-M-6202 Rev T01 4th Floor Small Power Layout - High Level Cat B
 PS-JH-04-DR-E-6201 Rev T01 4th Floor Small Power Layout - Low Level Cat B
 PS-JH-04-DR-E-6300 Rev T01 4th Floor Fire Alarm & Lighting Control Layout - Cat B
 PS-JH-04-DR-M-5700 Rev T01 4th Floor Mechanical Layout - Cat B

Jones Hargreaves M&E Outline Specification with Appendices dated March 2025

Jones Hargreaves Photographic Strip Out Schedule dated February 2025

Heritage Impact Assessment and Design and Access Statement by IDP Planning dated March 2025

Holly Gerrard's email to Lucy Harrison dated 14 May 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Notwithstanding the details shown on the approved drawings, prior to any works to the floors commencing (other than the soft strip of modern floor coverings), full details of the proposed works to floors shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) Notwithstanding the details shown on the approved drawings, prior to the installation of new partitions, details of a shadow gap where the new partitions meet historic or structural fabric of the building shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

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:

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

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 29 May 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.