MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142613/LO/2025
Date registered valid:	2 April 2025
Proposal:	Listed building consent for internal alterations to fourth floor offices.
Address:	Fourth Floor, 52 Princess Street, Manchester, M1 6JX
Ward(s):	Piccadilly Ward
Applicant:	UKRO II Property Holdings III Limited
Agent (if any):	Ms Holly Gerrard ID Planning
Case officer:	Lucy Harrison Tel: 0161 234 5795 Email: lucy.harrison@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	22 May 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 8 May 2025

Standard consultations:
Printed: 16 April 2025 Expired: 10 May 2025

Neighbour notifications
Printed: 16 April 2025 Expired: 10 May 2025

Site notice
Posted: 24 April 2025 Expired: 16 May 2025

Press advert
Published: 22 April 2025 Expired: 13 May 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:

Description of area

The proposal relates to the fourth floor of Rhodesia House, 52 Princess Street, a Grade II listed building on the south west side of Princess Street within the Whitworth Street Conservation Area. It is bounded by Waterloo Street to the north west, Harter Street to the south west and Bloom Street to the south east. The building is five storeys (including attic floor). It was originally a packing warehouse but has since been converted into offices.

Description of development

The proposal involves the removal and replacement of modern interventions to create a new office layout. The works include:

- Removal of existing stud partition walls
- Removal of the carpet tile and vinyl flooring;
- Cleaning and replacement of ceramic floor tiles within WCs;
- Strip out of the kitchens;
- Removal of plasterboard ceilings;
- Removal of fixed furniture including the reception desk and wall shelving; and
- Removal of M&E installations
- The installation of new partitions to form meeting rooms and reception area
- The installation of new M&E equipment.

Consultations & Notification Responses

Occupiers of the building and neighbouring buildings have been notified of the application and the application has been advertised in the local press and a site notice displayed. No representations have been received.

Issues

The main issue to consider is the impact of the proposal on the character and appearance of the listed building. The main policies that this application should be assessed against are SP1 (Spatial Principles), CC9 (Design and Heritage), CC10 (A Place for Everyone) and EN3 (Heritage), saved policy DC19 (Listed Buildings) of the Unitary Development Plan for the City of Manchester, policy JP-P2 (Heritage) of the Places for Everyone Joint Development Plan and Section 16 of the National Planning Policy Framework (NPPF).

Heritage

The proposed development does not involve the alteration of any external elements of the building. Therefore, it is considered that the development will not impact upon the character and

appearance of the Whitworth Street Conservation Area and will preserve its special significance.

The previous refurbishment of Level 4 in the late-2000s introduced a number of solid and glazed partitions, which divided up much of the space. The proposal is to remove these modern partitions, as well as plasterboard ceilings, to open up much more of the space allowing for a greater appreciation of the building's original character.

A mixture of new solid and glazed partitions would be introduced to some areas. This would result in a small degree of less than substantial harm through the introduction of subdivision into what would have historically been an open plan space. However, the partitions would be lightweight and would be positioned to allow appreciation of more of the original open floor plate than at present, with columns and beams exposed, thereby mitigating some of the harm.

The original flooring to Level 4 is not exposed, with the space have modern floor coverings. Further investigation is required to see what is underneath the modern flooring, in order to inform how the floors should be treated in the proposed works. It is considered that this can be dealt with via a condition.

Access

The proposal would retain the existing level access arrangements throughout the floor.

Conclusion

The proposals are considered to respect the balance of maintaining the primary significance of the building whilst integrating necessary interventions to enable the continued use as office space. The proposed development is considered to be largely beneficial and, whilst there would be an instance of less than substantial harm at the minor end of the scale through the introduction of new partitioning, this is outweighed by the public benefits of the removal of large areas of subdivision and the introduction of a more sensitive layout, as well as allowing the continued use of the building. It is considered therefore that the proposal is in line with national and local policy as set out above.

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 polices 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

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) 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:

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 Foor 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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Ground Floor Right, 52 Princess Street, Manchester, M1 6JX
Flat 5, M1 Building, 50 Princess Street, Manchester, M1 6HR
52 Princess Street, Manchester, M1 6JX
Flat 17, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 13, M1 Building, 50 Princess Street, Manchester, M1 6HR
Second Floor Rear Left, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Suite 3B, Brunel House, 54 Princess Street, Manchester, M1 6HS
Fourth Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
China House, 14 Harter Street, Manchester, M1 6HP
Flat 21, China House, 14 Harter Street, Manchester, M1 6HP
Flat 32, China House, 14 Harter Street, Manchester, M1 6HP
Flat 24, China House, 14 Harter Street, Manchester, M1 6HP
Flat 6, China House, 14 Harter Street, Manchester, M1 6HP
Flat 302, 11 Harter Street, Manchester, M1 6HY
Flat 202, 2 Waterloo Street, Manchester, M1 6HX
Flat 402, 11 Harter Street, Manchester, M1 6HY
Flat 9, M1 Building, 50 Princess Street, Manchester, M1 6HR
Third Floor, 52 Princess Street, Manchester, M1 6JX
Flat 16, China House, 14 Harter Street, Manchester, M1 6HP
Flat 403, 11 Harter Street, Manchester, M1 6HY
Flat 17, China House, 14 Harter Street, Manchester, M1 6HP
Flat 18, China House, 14 Harter Street, Manchester, M1 6HP
Flat 16, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 4, M1 Building, 50 Princess Street, Manchester, M1 6HR
Part Ground Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Flat 26, China House, 14 Harter Street, Manchester, M1 6HP
Flat 28, China House, 14 Harter Street, Manchester, M1 6HP
Flat 35, China House, 14 Harter Street, Manchester, M1 6HP
Flat 7, China House, 14 Harter Street, Manchester, M1 6HP
Flat 1, China House, 14 Harter Street, Manchester, M1 6HP
Ground Floor To Third Floor, 52 Princess Street, Manchester, M1 6JX
Second Floor, 52 Princess Street, Manchester, M1 6JX
Flat 2, M1 Building, 50 Princess Street, Manchester, M1 6HR
Fourth Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Third Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 1DD
Ground Floor, 52 Princess Street, Manchester, M1 6JX
Flat 11, China House, 14 Harter Street, Manchester, M1 6HP
Flat 2, China House, 14 Harter Street, Manchester, M1 6HP
Flat 25, China House, 14 Harter Street, Manchester, M1 6HP
Flat 10, China House, 14 Harter Street, Manchester, M1 6HP
Flat 101, 11 Harter Street, Manchester, M1 6HY
Flat 12, China House, 14 Harter Street, Manchester, M1 6HP
Flat 31, China House, 14 Harter Street, Manchester, M1 6HP
Flat 34, China House, 14 Harter Street, Manchester, M1 6HP
Flat 102, 2 Waterloo Street, Manchester, M1 6HX
Flat 501, 11 Harter Street, Manchester, M1 6HY
Flat 303, 11 Harter Street, Manchester, M1 6HY
Flat 14, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 15, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 8, M1 Building, 50 Princess Street, Manchester, M1 6HR

Second Floor Front Right, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Second Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Flat 5, China House, 14 Harter Street, Manchester, M1 6HP
Flat 3, China House, 14 Harter Street, Manchester, M1 6HP
Flat 4, China House, 14 Harter Street, Manchester, M1 6HP
Flat 15, China House, 14 Harter Street, Manchester, M1 6HP
Flat G01, 11 Harter Street, Manchester, M1 6HY
Flat 39, China House, 14 Harter Street, Manchester, M1 6HP
Flat 201, 2 Waterloo Street, Manchester, M1 6HX
Third Floor, 52 Oxford Street, Manchester, M1 6JX
Fifth Floor, 52 Princess Street, Manchester, M1 6JX
Serviced Apartment 11, M1 Building, 50 Princess Street, Manchester, M1 6HR
Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Flat 3, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 7, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 19, M1 Building, 50 Princess Street, Manchester, M1 6HR
Second Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Flat 38, China House, 14 Harter Street, Manchester, M1 6HP
Flat 19, China House, 14 Harter Street, Manchester, M1 6HP
Flat 22, China House, 14 Harter Street, Manchester, M1 6HP
Flat 503, 11 Harter Street, Manchester, M1 6HY
Flat 502, 11 Harter Street, Manchester, M1 6HY
Flat 20, China House, 14 Harter Street, Manchester, M1 6HP
Flat G02, 11 Harter Street, Manchester, M1 6HY
Flat 401, 11 Harter Street, Manchester, M1 6HY
First Floor, 52 Princess Street, Manchester, M1 6JX
Flat 29, China House, 14 Harter Street, Manchester, M1 6HP
Suite 3A, Brunel House, 54 Princess Street, Manchester, M1 6HS
Flat 23, China House, 14 Harter Street, Manchester, M1 6HP
Flat 13, China House, 14 Harter Street, Manchester, M1 6HP
Flat 30, China House, 14 Harter Street, Manchester, M1 6HP
Flat 27, China House, 14 Harter Street, Manchester, M1 6HP
Flat 6, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 40, China House, 14 Harter Street, Manchester, M1 6HP
Flat 37, China House, 14 Harter Street, Manchester, M1 6HP
Flat 10, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 18, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 12, M1 Building, 50 Princess Street, Manchester, M1 6HR
Basement, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
First Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Flat 8, China House, 14 Harter Street, Manchester, M1 6HP
Flat 33, China House, 14 Harter Street, Manchester, M1 6HP
Flat 9, China House, 14 Harter Street, Manchester, M1 6HP
Flat 36, China House, 14 Harter Street, Manchester, M1 6HP
Flat 14, China House, 14 Harter Street, Manchester, M1 6HP
Flat 301, 11 Harter Street, Manchester, M1 6HY

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL