

Made it Together

Telephone	+44 7816 252 245
Website	madeittogether.co.uk
Email	madeleine@madeittogether.co.uk
Address	Studio Nine, 9 Stevenson Square, M1 1DB

26 March 2025

Sent via email: planning@manchester.gov.uk

Dear Sir/Madam,

101 PRINCESS STREET, MANCHESTER, M1 6DD: APPLICATION FOR LISTED BUILDING CONSENT

Made it Together (MIT), has been instructed by Yakel 101 Ltd. and Yakel 102 Ltd. to submit an application for Listed Building Consent for following proposed works at 101 Princess Street:

'Internal strip and fit out works from ground floor to fifth floor, including external lighting, doorway and signage displaying building number adjacent to entrance.'

This supporting letter provides background information on the site and its surroundings, along with an assessment of the proposals in relation to national and local planning policies. This document should be read in conjunction with the following documents:

- Design and Access Statement, Incognito (March 2025)
- Heritage Assessment, Rob Burns (February 2025)
- Plans and Drawings register, Incognito (ref: 2431-INC-XX-XXX-RG-I-00-9001)

Site and surroundings

The application site is the Grade II listed former shipping warehouse, spanning five storeys, within the Whitworth Steet Conservation area. The building was originally used as a shipping office and later adapted to accommodate modern commercial uses. The building forms parts of a wider collection of warehouse building within the surrounding conservation area.

The site is boarded by Major Street to the northwest, Abingdon Street to the northeast, Hart Street to the southwest and Princess Street to the west. The surrounding area consists of similarly converted shipping warehouses, many have been converted into offices and residential spaces with the ground floor uses including retail and hospitality.

Internally, the building has undergone various alterations to accommodate different businesses. These are serviced by one reception area providing access to the floors above, the reception area fronts Princess Street and is the main access point to the building. Each floor consists of centrally places kitchen and toilet facilities, open plan offices and with peripheral individual meeting rooms.

Planning history

A online search of the planning history has found the below application relevant to this proposal:

Ref/Address	Description	Date/Decision
-------------	-------------	---------------



129766/LO/2021	Listed Building Consent Internal Fit-Out Works to 3rd and 4th Floors and External Alterations to 5th Floor.	Approved 04/08/2021
132395/LO/2021	Listed Building Consent for internal fit-out works to reception, fifth floor and for the installation of external plant at fifth floor roof level.	Approved 18/03/2022
114868/LO/2016	Listed Building Consent for internal refurbishment to 1st and 2nd floor comprising new flooring, suspended ceiling and internal partitions and for installation of air conditioning vents on 5th floor terrace.	Approved 11/04/2017

The proposal

The proposed development involves the internal reconfiguration of the ground to fifth floors. The changes primarily consist of removing the existing fit-out and introducing a new layout that aligns with contemporary office requirements whilst respecting the historic fabric of the building.

A schedule of all demolitions and proposed works is provided below. Locations of works are detailed on the drawings submitted as part of this application:

Floor	Demolitions	Proposed works
Ground Floor / External	- Removal of existing signage associated with last occupier. - Removal of existing main and secondary doors on the ground floor. - Floor finishes to be stripped away. - Removal of floor lighting and sockets. - Joinery elements to be stripped away - Door to be removed and disposed of - External lighting to be stripped out for new fittings. - Ceiling and wall light fittings to be removed and retained for future use. Radiators replaced with new electric 'cast iron' style - Fire extinguishers to be removed and replaced with new versions.	- Replacement of external primary entrance door onto Princess Street (existing door not original (image below)) - Replacement of external escape door onto Silver Street (existing door not original) - Replacement of external lighting around the entrance door (existing lights not original) - Replacement and additional lighting onto Silver Street elevation (existing lights not original) - General refurbishment of ground floor reception - Redecoration to circulation spaces - Installation of reception desk and planting area within the ground floor entrance with new flooring and signage. - Installation of a bike ramp to the secondary service stairs.

		- New external lighting proposed is Marset - Plaff on A IP65 (image below): 
First Floor	- Floor finishes to be stripped away. - Removal of floor lighting and sockets. - Solid and glazed partitions and doors to be stripped away completely (up to exposed soffit). - Door to be removed and disposed of. - Door and surrounding glazing to be removed and retained.	- Redecoration to circulation spaces - Approx. 35sqm of the existing lettable floorplate will be used to provide a cycle storage room
Second Floor	- Floor finishes to be stripped away. - Removal of floor lighting and sockets. - Solid and glazed partitions and doors to be stripped away completely (up to exposed soffit). - Glazed/solid partitions doors to be stripped away - Suspended ceilings and lighting to be stripped. - Joinery elements to be stripped away. - Low level plastic trunking to be removed. - Ceiling and wall fittings to be removed and retaining for future use - Doors to be removed - Doors and surrounding glazing to be removed and retained.	- Redecoration to circulation spaces - Reconfigure of layout to improve size and functionality of serviced office suites and additional amenities - General refurbishment of all office suites - General refurbishment of all communal and breakout spaces - General refurbishment of toilet provisions - Introduction of improved shower and changing facility
Third Floor	- Ceiling and wall fittings to be removed and retained for future use	- Redecoration to circulation spaces
Fourth Floor	- Floor finishes to be stripped away. - Removal of floor lighting and sockets. - Solid and glazed partitions and doors to be stripped away completely (up to exposed soffit). - Joinery elements to be stripped away. - Ceiling and wall fittings to be removed and retaining for future use. - Doors and surrounding glazing to be removed and retained.	- Redecoration to circulation spaces - Reconfigure of layout to provide additional enclosed rooms for meetings, focus working and private calls - General refurbishment of all communal and breakout spaces - Redecoration of toilet provisions



		- Introduction of improved shower and changing facility
Fifth Floor	- Floor finishes to be stripped away. - Removal of floor lighting and sockets. - Solid and glazed partitions and doors to be stripped away completely (up to exposed soffit). - Doors and surrounding glazing to be removed and retained.	- Redecoration to circulation spaces - Redecoration of toilet provisions - Introduction of improved shower and changing facility - Light redecoration to external terraces

Policy framework

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that when considering applications for Listed Building Consent (LBC), the local planning authority (LPA) must have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest.

This legal requirement is reinforced within the National Planning Policy Framework (NPPF), which advises that LBC decisions should be informed by both national and local policies, ensuring proposals align with statutory duties and heritage policies (paragraph 208).

The adopted development plan for the site comprises of the following documents and relevant policies:

The Core Strategy Development Plan (2012):

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

Retained policies of the Manchester Unitary Development Plan (July 2012):

- Policy DC19 – Listed Buildings

Places for Everyone (2024)

- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

The following documents are material considerations:

National Planning Policy Framework (2024)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 12 – Achieving well-designed places
- Planning (Listed Buildings and Conservation Act 1990

Policy compliance

Impact on the listed building

The proposed fit-out works form part of the building's rebranding, covering the ground to fifth floors. These changes build on previous modern fit-out works approved under planning consents (refs: 129766/LO/2021,



132395/LO/2021, and 114868/LO/2016) and will be undertaken with sensitivity to preserve the building's Grade II listed status.

The internal works have no heritage significance and would result in negligible harm to the listed building. On the second floor, the removal of false ceilings and restoration of the original ceiling height and arched window construction is considered neutral to moderately beneficial in heritage terms.

External alterations are designed to maintain the building's façade. The existing secondary glazed ground-floor door will be replaced with a sympathetic arched version in keeping with the original opening. Updated signage and external lighting will align with the new branding, with minimal visual impact limited to the site's immediate surroundings. The branding changes are assessed as neutral to slightly beneficial in heritage terms.

Heritage assessment

The removal of modern internal interventions holds no heritage significance, with an overall neutral to beneficial impact on the listed building. External alterations are assessed as neutral to slightly beneficial.

The application is considered acceptable, with an overall neutral to moderate beneficial impact on the building's heritage significance. The works align with policies SP1, CC9, EN1, EN3, and DM1 of the Core Strategy, saved UDP policy DC19, Places for Everyone Plan policy JP-P1, JP-P2, and guidance within the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

The proposed development relates to internal and minor external works to 101 Princess Street. The lawful use of the building as an office is well-established and the demolition and reconfiguration of the existing fit out works facilitates the viable use of the building. The application proposes to strip out the existing modern interventions making way for the new proposed internal fit out, the renovation of the reception area will also assist in the re-letting of the building.

The proposal would have a neutral impact on the listed building. The modern partition walls have no heritage significance, and the relocation of an opening/door would be reversible alterations. The proposed works represent a sensitive approach to ensuring the continued use of the historic building ensuring the long-term sustainability of the building.

In light of the above assessment, this application is considered to be acceptable, as the works are considered to cause a neutral impact on the heritage significance and will therefore conserve the listed building in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC19, Places for Everyone Plan policy JP-P2 and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,

Madeleine McCoy
Planner



M: 07539075775
E: madeleine@madeittogether.co.uk