MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141165/LO/2024
Date registered valid:	22 October 2024
Proposal:	Listed Building Consent for alterations to basement, ground, and first floors.
Address:	74 King Street, Manchester, M2 4NJ
Ward(s):	Deansgate Ward
Applicant:	Mr Craig Garbutt Newcastle Building Society
Agent (if any):	Mr MWE Architects MWE Architects
Case officer:	Danielle Cooper Tel: 0161 234 1658 Email: danielle.cooper@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**16/12/2024**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 23 October 2024

Standard consultations:
Printed: 23 October 2024 Expired: 13 November 2024

Neighbour notifications
Printed: 23 October 2024 Expired: 13 November 2024

Site notice
Posted: 23 October 2024 Expired: 13 November 2024

Press advert
Published: 29 October 2024 Expired: 19 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: N/A

Description of area

The site relates to 74 King Street, a Grade II listed building that dates from the c.1900 and is constructed in the Flemish Renaissance style. The 4 storey building is located on a prominent corner of King Street and Cross Street. The building is currently vacant at lower ground, ground and first floor. Residential apartments are situated within the 2nd and 3rd floors.

The retail premise 'Diesel' was the former occupier of the ground floors.

The character of the area comprises several different uses, including retail, dining, entertainment, arts, residential and offices. The site lies within the Upper King Street Conservation Area.

Description of development

Listed building consent is sought for internal alterations to basement, ground, and first floors.

The proposal will refurbish the unit to bring it into use as an office/commercial unit for Manchester Building Society.

The proposed alterations include refurbishment of existing windows, doors, walls, floor, skirting boards stairs, new partitions, a new suspended ceiling and new M&E services.

Consultations & Notification Responses

The application has been advertised by the press, site notice and neighbour notification letters. No representations have been received.

Policy

The effect of the proposal on the affected heritage assets has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention,

restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-S1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic
Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 195 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 200 advises that Local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 advises that LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 203 advises that in determining applications, LPA's should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 207 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 208 advises that proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the heritage asset itself.

Principle of Development

The principle of development is considered acceptable as the proposed works will help support the full use of the building in a prominent located on King Street.

Impact on the heritage asset

The premises under consideration is Grade II listed, and located within the Upper King Street Conservation Area.

The unit under consideration has high architectural & historic interest, occupying the basement, ground floor and first floor of the Grade II listed asset. Internally, it remains relatively intact, with ornate exposed original ceilings, cast iron columns and key elements of the historic floorplan. The main entrance is to the corner of King Street and Cross Street, with a secondary step-free entrance to King Street (north elevation).

The application is for internal alterations to the Grade II listed unit, in order to accommodate new commercial premises.

Ground floor:

External works – The following works as detailed below are like for like replacements and as such are considered to be visually acceptable, protecting the appearance of the listed building.

- Existing timber-framed double doors at ground floor will be retained and refurbished
- Existing window frames to be retained and refurbished where necessary.
- Openable vents at the head of the windows to be recommissioned and reinstated to provide natural ventilation.

A method statement and full specifications for the proposed repairs and finish to external windows and doors will be conditioned to ensure the works are like for the like. Full and final details to the King Street entrance will also be conditioned to ensure the character and appearance of the building is protected.

Internal works -

- The shop will be carefully stripped out to facilitate the new fit out, with new internal glass double doors incorporated.
- New partitions and meeting rooms are proposed to the ground floor. The material impact of these interventions would be minimised through due to their glazed and partial height.
- Meeting Room 1 will feature a ceiling that conceals an air conditioning cassette and services, with discreet louvres incorporated into the partition for ventilation.
- A small secure area for storage will be created adjacent to the lift, formed using stud partitions and fitted with solid oak doors. These partitions will terminate 1m below the existing coffered ceiling to avoid impacting on the listed features and will include a separate ceiling to conceal an air conditioning cassette and services. Ventilation louvres will be integrated into the partition system.
- The existing service riser will be used to route new services through the building, making use of the current structural openings for efficient distribution. A new flush door, finished with plasterboard and a concealed frame, will be installed at the front of the riser, to provide access to services.

Whilst the proposed interventions would cause a degree of harm to the Grade II listed, the LPA consider the impact to be on the lower scale of less than substantial harm and therefore acceptable on heritage grounds, with the proposed layout constituting a considerable improvement to the previous fit-out, ensuring transparent views are provided from the street into the building. Full and final details of the partition fixings,

First floor –

- To subdivide the existing open-plan space at the front, Crittall-style glass partitions, will be introduced to enclose a large meeting room, office space and circulation areas. These partitions will align with the existing downstands of the coffered ceiling and be fixed to the beam edges, avoiding interference with the existing metal columns.
- Two stud walls will be inserted to create a staff room.
- All internal doors will be replaced with solid oak shaker doors featuring antique bronze ironmongery.
- Stud partitions will be constructed to enlarge the existing service riser – these partitions will terminate below the original ceiling coffers.

The proposed new partitions to first floor would cause a degree of less than substantial harm to the Grade II listed asset, but the harm would be minimised through the proposed location and proposed glazing to the proposed meeting room to the front of house area. The removal of other modern partitions would also mitigate the harm and take opportunities to enhance the asset's significance. As such the proposed alterations are considered acceptable, ensuring the sense of openness is maintained.

Fixing details of new partitions to ground and first floor will be conditioned to be submitted.

Basement:

- Stud partitions will be inserted to create ancillary spaces, including a kitchen WCs, and storage areas.
- Crittall-style glass partitions will be installed to provide meetings rooms. One of the meeting rooms will have 2 stud walls for privacy.
- The existing plasterboard ceiling will be removed and replaced with a new suspended ceiling system, finished with plasterboard and fixed to the underside of the existing concrete soffit. This will create a service void whereby light fixtures and associated services will be mounted to.

The LPA consider the alterations to the basement floor to be acceptable, causing less than substantial harm to this lower significance space of the grade II building.

Other works:

The existing staircase is to be refurbished which is not considered to be of high significance to the listed building. The existing balustrades and handrail will be replaced with glass guarding and a new metal handrail. The finishes and nosings on the treads will be re-newed, while the remaining structure will be prepared and re-decorated. These changes will give the stair a contemporary appearance which the LPA consider to be visually acceptable.

The original walls are to be repaired by using lime plaster render which is considered to be visually acceptable subject to appropriate product and methodology, which would be covered by a condition. A new timber floor will be installed which is considered acceptable subject to appropriate samples and methodology to be submitted which will be conditioned as such. The existing decorative skirtings will be retained wherever possible, but extended with new timber skirtings where necessary to exactly match the existing profile.

M&E services - Some of the existing ceiling fixings will be retained and reused for installing a new suspended track lighting system, as detailed in the proposed M&E drawings submitted. Cable trays will be suspended using similar fixings and anchored into the floor structure above, ensuring that no fixings penetrate the decorative plaster mouldings on the underside of the ceiling. These trays will provide routes for services, including new M&E fixtures and smoke detectors, and will be painted white to match the existing ceilings. Any redundant penetrations in the listed ceilings will be carefully repaired using materials that match the original fabric. The LPA consider the proposed M&E installations to be acceptable, having a negligible impact on the fabric of the listed building.

As such the overall works are considered acceptable, causing less than substantial harm, with the harm caused being outweighed by the applicant seeking to improve the current layout/state of the building internally, and bringing the currently vacant building into use.

Level access

Part of the proposal is to provide level access into the building via a secondary entrance which is located on King Street. These works include minor alterations to the pavement outside of the building to ensure the maximum gradient of 1:20 complies with accessible standard.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low amount of less than substantial harm to the special interest and the historic character of the Grade II listed building. Any less than substantial harm is considered to be outweighed by the public benefit gained as the proposal will bring the currently vacant unit into use and providing jobs. As such, the proposal is considered in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and 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.

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

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

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:

Location plan, ref: OS (received 04/10/2024)
Block plan, ref: 07 C (received 04/10/2024)
First floor plan, ref: 08 C (received 10/12/2024)
Section A-A, ref: 13 A (received 10/12/2024)
Section B-B, ref: 14 A (received 10/12/2024)
Section C-C, ref: 15 B (received 10/12/2024)
Wall finishes (basement), ref: 17 B (received 10/12/2024)
Floor finishes (basement), ref: 18 A (received 10/12/2024)
Wall finishes (ground floor), ref: 19 C (received 10/12/2024)
Floor finishes (ground floor), ref: 20 B (received 10/12/2024)
Wall finishes (first floor), ref: 21 B (received 10/12/2024)
Floor finishes (first floor), ref: 22 A (received 10/12/2024)
Ground floor ceiling plan, ref: 23 B (received 10/12/2024)
Basement ceiling plan, ref: 24 A (10/12/2024)
First floor ceiling plan, ref: 25 C (received 10/12/2024)
Part extract - proposed meeting rooms, ref: 29 A (received 10/12/2024)
First floor meeting room elevation, ref: 29 06 (received 10/12/2024)
First floor glazed partitions, ref: 29 03 (received 10/12/2024)

First floor glazed partitions, ref: 29 04 (received 10/12/2024)
Part extract - proposed safe store, ref: 27 B (received 10/12/2024)
Ceiling plans, ref: 26 (received 10/12/2024)
Disabled figure point, ref: 24427-CDL-XX-B1-DR-E-6701 (received 20/11/2024)
Electrical services, ref: 24427-CDL-XX-01-DR-E-6703 (received 20/11/2024)
Interface unit FPR door, ref: 24427-CDL-XX-00-DR-E-6702 (received 20/11/2024)
Low level for coffee machine, ref: 24427-CDL-XX-00-DR-E-6202 (received 20/11/2024)
Lighting layout, ref: 24427-CDL-XX-B1-DR-E-6301 (received 22/10/2024)
Mechanical ventilation lower ground floor layout, ref: 24427-CDL-XX-B1-DR-M-5701 T1 (16/10/2024)
Heating services lower ground floor layout, ref: 24427-CDL-XX-B1-DR-M-5601 T1 (received 16/10/2024)
Domestic services lower ground floor layout, ref: 24427-CDL-XX-B1-DR-M-5301 T1 (received 16/10/2024)
Above ground drainage lower ground floor layout, ref: 24427-CDL-XX-B1-DR-M-5201 T1 (16/10/2024)
Mechanical ventilation first floor plan, ref: 24427-CDL-XX-01-DR-M-5703 T1 (received 16/10/2024)
Mechanical ventilation ground floor plan, ref: 24427-CDL-XX-01-DR-M-5702 T1 (received 16/10/2024)
Heating services first floor layout, ref: 24427-CDL-XX-01-DR-M-5603 T1 (received 16/10/2024)
Domestic services first floor layout, ref: 24427-CDL-XX-01-DR-M-5303 T1 (received 16/10/2024)
Above ground drainage first floor plan, ref: 24427-CDL-XX-01-DR-M-5203 T1 (received 16/10/2024)
Heating services ground floor layout, ref: 24427-CDL-XX-00-DR-M-5602 T1 (received 16/10/2024)
Domestic services ground floor layout, ref: 24427-CDL-XX-00-DR-M-5302 T1 (received 16/10/2024)
Above ground floor drainage ground floor layout, ref: 24427-CDL-XX-00-DR-M-5202 T1 (16/10/2024)
Part extract - proposed transaction desks, ref 28 (received 14/10/2024)
Ceiling, ref: 24427-CDL-XX-B1-DR-E-6201 (received 14/10/2024)
Lighting, ref: 24427-CDL-XX-B1-DR-E-6101 (received 14/10/2024)
Point connection, ref: 24427-CDL-XX-01-DR-E-6203 (received 14/10/2024)
Data cabinet, ref: 24427-CDL-XX-01-DR-E-6103 (received 14/10/2024)
Track lighting, ref: 24427-CDL-XX-00-DR-E-6302 (received 14/10/2024)
Meeting room, ref: 24427-CDL-XX-00-DR-E-6102 (received 14/10/2024)
Internal elevations, ref: 16 (received 14/10/2024)
Basement plan, ref: 09 (received 14/10/2024)
Ventilation schematic, ref: 24427-CDL-XX-ZZ-SC-M-370 (received 04/10/2024)
Heating and comfort cooling schematic: ref: 24427-CDL-XX-ZZ-SC-M-360 (received 04/10/2024)
Domestic services schematic, ref: 24427-CDL-XX-ZZ-SC-M-3301 (received 04/10/2024)

Above ground drainage schematic, ref: 24427-CDL-XX-ZZ-SC-M-320 (received 04/10/2024)
Above ground drainage typical details, ref: 24427-CDL-XX-ZZ-DR-M-5200 (received 04/10/2024)

First floor stripping out plan, ref: 05 (received 14/10/2024)
Ground floor stripping out plan, ref: 04 (received 14/10/2024)
Basement stripping out plan, ref: 06 (received 14/10/2024)

Design, access and heritage statement, ref: rev B (received 10/12/2024)

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.

3) Notwithstanding the details as set out in condition 2 above before any of the following works commence final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A. Full and final details of the threshold detail to the King Street entrance, including a cross-section (scale 1:10 or similar) and material specification.
B. A method statement, full specifications and sample of the works to repairs/reinstitute plasterwork to ceilings and walls.
C. A method statement and full specifications for the proposed repairs and finish to external windows and doors.
D. Full and final details of the proposed floor, wall and ceiling finishes, including those to the basement.
E. Fixing details of new partitions to ground and first floor.

All of the above shall be implemented in accordance with the approved details before the use of the building approved under this application commences.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to occupation of the development, the proposed level access provided from the secondary entrance located on King Street as shown on the proposed block, site and ground floor plan ref: 07 REV C, received 04/10/2024 by the City Council as the Local Planning Authority shall be provided and remain in situ whilst the use of the development is in operation.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1 and CC10.

Informatives

1) The proposed works to the pavement to ensure appropriate level access is provided will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

2) This application does not give any consent for any external condenser units or louvres. Separate permission will be required.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Second Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Smile Sylist, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Fifth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Sixth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Fourth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Seventh Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF

Third Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
First Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Flat 301, 56 Cross Street, Manchester, M2 7AR
Flat 205, 56 Cross Street, Manchester, M2 7AR
Flat 204, 56 Cross Street, Manchester, M2 7AR
Flat 203, 56 Cross Street, Manchester, M2 7AR
Flat 202, 56 Cross Street, Manchester, M2 7AR
Flat 201, 56 Cross Street, Manchester, M2 7AR
Flat 305, 56 Cross Street, Manchester, M2 7AR
Flat 304, 56 Cross Street, Manchester, M2 7AR
Flat 303, 56 Cross Street, Manchester, M2 7AR
Flat 302, 56 Cross Street, Manchester, M2 7AR
43 Cross Street, Manchester, M2 4JF
Third Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Flat 402, 37 Cross Street, Manchester, M2 4JE
Flat 201, 37 Cross Street, Manchester, M2 4JE
Flat 202, 37 Cross Street, Manchester, M2 4JE
Flat 203, 37 Cross Street, Manchester, M2 4JE
Flat 204, 37 Cross Street, Manchester, M2 4JE
Flat 301, 37 Cross Street, Manchester, M2 4JE
Flat 302, 37 Cross Street, Manchester, M2 4JE
Flat 303, 37 Cross Street, Manchester, M2 4JE
Flat 304, 37 Cross Street, Manchester, M2 4JE
Flat 401, 37 Cross Street, Manchester, M2 4JE
Flat 403, 37 Cross Street, Manchester, M2 4JE
Flat 404, 37 Cross Street, Manchester, M2 4JE
Basement And Ground Floor, 76 King Street, Manchester, M2 4NH
Fourth Floor, 76 King Street, Manchester, M2 4NH
Third Floor, 76 King Street, Manchester, M2 4NH
Second Floor, 76 King Street, Manchester, M2 4NH
BERWIN LEIGHTON PAISNER LLP, First Floor, 76 King Street, Manchester, M2 4NH
Ground Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Fourth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
First Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Second Floor, 64 Cross Street, Manchester, M2 4JQ
62 Cross Street, Manchester, M2 4JQ
47 Cross Street, Manchester, M2 4JF
Basement To First Floor, 37 Cross Street, Manchester, M2 4JE
Second Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Basement, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Fifth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
66 - 68 Cross Street, Manchester, M2 4JQ
64 Cross Street, Manchester, M2 4JQ
Phoenix House, 45 Cross Street, Manchester, M2 4JF
Third Floor, 64 Cross Street, Manchester, M2 4JQ

First Floor, 64 Cross Street, Manchester, M2 4JQ
Third Floor Rear, 64 Cross Street, Manchester, M2 4JQ
41 Cross Street, Manchester, M2 4JE
39 Cross Street, Manchester, M2 4JE
51 King Street, Manchester, M2 7AZ

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 - Upper King Street Conservation Area 1970
Area Team Boundary - Name: CENTRAL

Condition paint of wall finishes

Condition methodology to wall finishes