MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140165/FO/2024 and 140166/LO/2024
Date registered valid:	31 May 2024
Proposal:	140165/FO/2024 - Creation of new level access entrance and other external alterations. 140166/LO/2024 - Listed Building Consent for creation of new level access entrance and internal and external alterations.
Address:	1 - 3 Clarence Street, Manchester, M2 4DE
Ward(s):	Deansgate Ward
Applicant:	Heyes A Place Called Common
Agent (if any):	Up North Architects
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	6 August 2024

Application details

Type of application: Listed Building Consent and Full Planning Permission

Development type: Listed building alteration and Minor other

Date of site visit: 3 May 2024

Standard consultations:
Printed: 17 June 2024 Expired: 8 July 2024

Neighbour notifications
Printed: 14 June 2024 Expired: 5 July 2024

Site notice
Posted: 19 June 2024 Expired: 10 July 2024

Press advert
Published: 18 June 2024 Expired: 2 July 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

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

Tree Preservation Order: Not applicable

Description of area

This application relates to a building at 1-3 Clarence Street which was constructed c.1840, and in the later 19th century was in use as a wine merchants. The existing building at 10 Kennedy Street was added c.1870, constructed as Scottish Imperial Insurance & Company offices. The buildings were designated at Grade II in 1994. The building has elevations onto Clarence Street, Bow Lane and Kennedy Street.

The mid-19th century premises at 1-3 Clarence Street were altered in the 19th century and more recently in the 1990s and early 2000s to accommodate a new restaurant unit. It appears that during the later alterations the previously separate premises were connected. These works included the rebuilding of the ground floor and addition of windows and window surrounds and the stylised central entrance onto Clarence Street. Due to this the only parts of the space that are original or historic are a room to the rear of the ground floor, the wall to the rear of the mezzanine floor and some parts of the back of house areas of the basement. Most of the interior and the lower parts of the Clarence Street elevation are non-original and have a dated appearance that is not related in any way to the remaining original fabric particularly in terms of the windows and window openings and the use of a paler brick and artificial stone (applications referenced 050878/FO/CITY1/96 and 057752/LO/CITY1/99.

The site is located in the Upper King Street Conservation Area, occupying a prominent block and within the immediate setting of the Grade II listed Northern Assurance Building, the Grade II listed Massey Chambers, the Grade II listed Greg's Buildings and the
Grade II* listed Manchester Law Library, making an important and positive contribution to the special interest of these assets due to its historic, architectural, aesthetic and group interest. It is also within views of Albert Square which contains the Grade I Listed Albert Memorial and the Grade II Listed Jubilee Fountain and Bright, Heywood, Gladstone and Fraser statues.

Surrounding uses include shops, offices, hotels, bars, restaurants, financial and professional services, cafe, library, art gallery and the Town Hall Complex.

Applications referenced 137248/FO/2023 and 137249/LO/2023 proposed the installation of an external stair lift. This application was withdrawn in December 2023 as the applicant was unable at that time to submit amended proposals for access improvements.

Applications referenced 139556/FO/2024 and 139557/LO/2024 for the fit out of the premises with external alterations was withdrawn in May 2023 as the applicant was unable at that time to submit amended proposals for M&E.

Description of development

Planning permission is sought for the following works:

- The creation of an accessible entrance on Kennedy Street that would serve as the main entrance.
- The replacement of the non-original entrance fronting on to Clarence Street with a window and the placement of a planter on the steps.
- The replacement of 1 non-original modern timber window and a standard louvre with 2no. vertical blade anodised louvres on the Bow Lane Elevation
- The installation of grills or vents on the Bow Lane elevation.
- The replacement of the modern timber windows with timber windows with simplified windows which are more in keeping with the age of the building and with typical windows.
- The removal of all wall-fixed equipment from the Bow Lane elevation.

Listed Building Consent is sought for the following works:

- The creation of an accessible entrance on Kennedy Street that would serve as the main entrance.
- The replacement of the non-original entrance fronting on to Clarence Street with a window and the placement of a planter on the steps.
- The replacement of 1 non-original modern timber window that is boarded up internally and a standard louvre with 2no. vertical blade anodised louvres on the Bow Lane Elevation
- The installation of grills or vents on the Bow Lane elevation.
- Reorganisation and redecoration of the modern parts of the interior including replacement of the modern stairs to the basement and the mezzanine with a single staircase with a smaller footprint. To be installed within the void left by the removal of the existing central staircase and the re-siting of lighting.
- Installation of internal M&E.
- Redecoration of the original parts of the premises.
- The replacement of the modern timber windows with timber windows with simplified windows which are more in keeping with the age of the building and with typical windows.
- The removal of a vent within a window on Kennedy Street and re-glazing of the window affected.
- Installation of air-conditioning units behind the proposed louvres on Bow Lane.

- The removal of all wall-fixed equipment and from the Bow Lane elevation including condensers, periscopes and galvanised ducts .

Consultations & Notification Responses

Highway Services - Advised the following:

Highways have no concerns with the proposals on the basis that the new doorways will not open out onto the Kennedy Street footway.

Given the central location, Highways request that the works are subject to a brief Construction Management Plan (CMP - to be conditioned) in order to ensure that the construction/fit-out works do not impact upon the surrounding highways. The CMP should provide details on contractor parking, loading/unloading and any temporary traffic/footway management measures. The CMP should also include a photographic record (Dilapidation Survey) on the condition of the footway in the vicinity of the new doorway to ensure any damage to the footway is rectified upon completion.

Environmental Health - Recommended conditions to require the submission and agreement of an acoustic scheme and a fume extraction scheme, the restriction of construction hours and the submission and agreement of a construction management plan.

Greater Manchester Police - No comments received.

Historic England (North West) - Suggest that the City Council seek the views of their specialist conservation and archaeological advisers and may also find it helpful to refer to our published advice at https://historicengland.org.uk/advice/find.

National Amenity Societies - No comments received.

Publicity -

140165/FO/2024 - The application was advertised in the local press as affecting a listed building and a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

140166/LO/2024 - The application was advertised in the local press as an application for Listed Building Consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

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 CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

Policy CC7 (Mixed Use Development) advises that the City Centre presents the most viable opportunities for mixed-use development, and in
general these will be promoted as a means of using land as efficiently as possible.

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

CC10 (A Place for Everyone) states that development that promotes high standards of accessibility to buildings and across spaces in the City Centre.

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

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 DC10 (Food and Drink)advises that the Council will have regard to:

a. the general location of the proposed development, including any reference to the area in other policies in the Plan.
b. the effect on the amenity of neighbouring residents.
c. the availability of safe and convenient arrangements for car parking and servicing.
d. ease of access for all, including disabled people; and
e. the storage and collection of refuse and litter.

Saved Policy DC14 (Shopfronts and Related Signs) advises on shop front works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

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.

Saved Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

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-J 1 (Supporting Long-Term Economic Growth) States that a thriving, inclusive and productive economy will be sought in all our boroughs. There will be an emphasis on maintaining a very high level of economic diversity, facilitating the development of high value clusters in prime sectors, making the most of major assets of the sub-region, grasping the economic opportunities from the global transition to a low carbon economy, providing the high-quality, sustainable living environments that will help to attract and retain skilled workers, supporting local job growth, maximising the potential of the key growth locations whilst also securing investment that raises the competitiveness of our northern boroughs to deliver inclusive growth across the sub-region.

Policy JP-P 1 (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-P 2 (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 196 states that in determining planning applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 200 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 states that in determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 207 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 208 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.

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.

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

Original/historic areas of the premises would be redecorated or remain/be exposed.

Due to the past incongruous works to the elevations to Clarence Street, part of Kennedy Street and part of Bow Lane and the amount of past internal changes leaving hardly any original fabric and due to the improvements proposed including the removal of externally mounted condensers and other M&E from the elevations and replacement with 2no. louvres, the replacement of the non-original windows with windows that reflect typical fenestration and the creation of level access by the extension and replacement of a non-original window; the proposals are considered to be on balance beneficial. None of these changes affect original fabric and they work towards making the non-original parts of the building more in keeping.

It is considered that works are beneficial as they would improve the significance of the part ground floor and contribute to the significance of the building and are consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. They would allow the repair of an original entrance that has been damaged by fire.

Residential Amenity and the amenity of surrounding occupiers -

The previous use was as a restaurant and so a change of use is not required.

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is fairly distanced from the site, but there is a hotel that is located adjacent and there are offices in the surrounding area.

All conditions specified by the Head of Regulatory and Enforcement Services (Environmental Health) will be applied to the application with the exception of the condition relating to the restriction of construction hours, which will instead be applied as informative. This is because construction hours are controlled by the City Council's Environmental Health Service.

The use is highly accessible by public transport with bus services on Princess Street and Deansgate, train services at Piccadilly Station and Oxford Road Station and Metrolink routes close to the site at St Peters Square, which link with further rail services at Victoria Train Station.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC7, EN19 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester and policies JP-J 1 and JP-P 1 of Places for Everyone.

Highway Safety and Impacts -

The use is highly accessible by public transport with bus services on Princess Street and Deansgate, train services at Piccadilly Station and Oxford Road Station and Metrolink routes close to the site at St Peters Square, which link with further rail services at Victoria Train Station.

The new doors would be inward opening.

The condition recommended by Highways would be applied to the application.

Given the above the proposals are considered to be in accordance with Section 4 of the National Planning Policy Framework, Policies SP1, CC10 and DM1 of the Core Strategy for the City of Manchester.

Disabled Access -

There is currently no level access into the premises.

The proposals include the relocation of the main entrance from Clarence Street to Kennedy Street. The new entrance would be accessible via an internal ramp. The level change on Kennedy Street compared to Clarence Street has made this possible. A WC for use by disabled people would also be installed at ground floor.

Given the above, the proposals are considered to be in accordance with policies SP1,CC10 and DM1 of the Core Strategy for the City of Manchester, the Design and Accessibility principles of the Guide to Development in Manchester SPD and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester and policy JP-P 1 of Places for Everyone.

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. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse – 140165/FO/2024

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The location plan referenced 001 Rev - received by the City Council as local planning authority on 31 May 2024

The drawings referenced:

100 Rev A
101 Rev A
102 Rev B
103 Rev A
105 Rev A
110 Rev A
111 Rev B
112 Rev A
113 Rev B
114 Rev A
115 Rev A
150
153
154
155

received by the City Council as local planning authority on 31 May 2024

104 Rev E

received by the City Council as local planning authority on 23 July 2024

C771/2 Rev D

received by the City Council as local planning authority on 24 July 2024

The email from Up North Architects dated 23 July 2024

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 policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) No external works shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Manchester City Council. The CMP shall provide for: -

a) measures to control the emission of dust and dirt during construction.
b) details of an emergency telephone contact number for a person responsible for the site; to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.
c) a Community Consultation Plan
d) sheeting of any construction vehicles that stay on site.
e) contractor parking location
f) loading and unloading zone and frequency
g) details of any temporary traffic/footway management measures
h) a photographic record (Dilapidation Survey) on the condition of the footway in the vicinity of the new doorway to ensure any
damage to the footway is rectified upon completion.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the details submitted with the application, prior to the commencement of any above ground external works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a) Samples and specifications of all materials to be used on all external elevations of the development.

b) Jointing and fixing details between all component materials.

The approved materials shall be used in the construction of the development hereby approved.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of the equipment hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to the first use of the development, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the works conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the first use of the equipment to which these works relate.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Before the first use of the fume extraction approved within part (a) of this planning condition, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been fully implemented.

c) The equipment shall then be operated and maintained only in accordance with the above approved documents for the duration of the use.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

7) The accessible entrance on Kennedy Street shall be fully implemented prior to the first use of the development and shall be maintained and used for the duration of the use of the building.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

8) All ground floor windows of the building shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse – 140166/LO/2024

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:

The location plan referenced 001 Rev - received by the City Council as local planning authority on 31 May 2024

The drawings referenced:

100 Rev A
101 Rev A
102 Rev B
103 Rev A
105 Rev A
106 Rev A
107 Rev A
110 Rev A
111 Rev B
112 Rev A
113 Rev B
114 Rev A
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104 Rev E

received by the City Council as local planning authority on 23 July 2024

C771/2 Rev D

received by the City Council as local planning authority on 24 July 2024

The email from Up North Architects dated 23 July 2024

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 policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Notwithstanding the details submitted with the application, prior to the commencement of any above ground external works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a) Samples and specifications of all materials to be used on all external elevations of the development including but not exclusive to louvres and any louvre screens, grills, glazing, cast iron/clay airbricks/vents, windows and door.

b) Jointing and fixing details between all component materials

c) Drawings showing the Joinery profile of items including the proposed new window, infill frames and the external door.

The approved materials shall be used in the construction of the development hereby approved.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy

4) Full and final MEP drawings, including details of any new penetrations, installations, and internal & external manifestation, including internal lighting, comprising floor plans, ceiling plans, cross-sections, specifications and method statements and shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any such equipment.

The MEP shall then be installed fully and only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Full and final details of the finishes of all floors, walls and ceilings of the ground floor, basement and mezzanine shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of any decoration/redecoration works within the site. The

approved finishes shall be implemented only in accordance with the approved information and shall be completed prior to the completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Full and final details of the repairs to the existing windows and internal and external brickwork and stonework and the removal, rationalisation and improvements to the cabling and containment to Kennedy Street, Clarence Street and Bow Lane , including a method statement and samples shall be submitted to and agreed in writing by the City Council as local planning authority prior to the completion of the elevational alterations. These repair and removal repair works shall be carried out fully and only in accordance with the approved details and shall be completed within 3 months of the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

7) All ground floor windows of the building shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)
National Amenity Societies

Bike Rack NO.12, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Fourth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
First Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Third Floor, 10 Kennedy Street, Manchester, M2 4BY
Second Floor, 10 Kennedy Street, Manchester, M2 4BY
First Floor, 10 Kennedy Street, Manchester, M2 4BY
Second Floor, 16 Kennedy Street, Manchester, M2 4BY
First Floor, 16 Kennedy Street, Manchester, M2 4BY
King Street Townhouse, 10 Booth Street, Manchester, M2 4AW
Third Floor, 9 Princess Street, Manchester, M2 4DN
The Town Hall Tavern, Tib Lane, Manchester, M2 4JA
Top Flat, The Town Hall Tavern, Tib Lane, Manchester, M2 4JA
First Floor Offices, 9 Princess Street, Manchester, M2 4DN
Sixth Floor, 9 Princess Street, Manchester, M2 4DN
Fourth Floor, 9 Princess Street, Manchester, M2 4DN
Northern Assurance Building, 9 - 21 Princess Street, Manchester, M2 4DN
Basement, 9 Princess Street, Manchester, M2 4DN
Ground Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Fifth Floor, 9 Princess Street, Manchester, M2 4DN
Second Floor, 14 Kennedy Street, Manchester, M2 4BY
Pearl Assurance House, 23 Princess Street, Manchester, M2 4EN
Clarence House, 2 Clarence Street, Manchester, M2 4DW
Flat 23, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 24, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 25, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 31, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 32, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 33, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 14, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 15, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 16, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 22, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 43, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 41, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 42, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 21, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 12, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 11, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
16 Kennedy Street, Manchester, M2 4BY
Basement, 16 Kennedy Street, Manchester, M2 4BY
Third Floor, 16 Kennedy Street, Manchester, M2 4BY
Ground Floor, 16 Kennedy Street, Manchester, M2 4BY
Third Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
10 Kennedy Street, Manchester, M2 4BY
25 Princess Street, Manchester, M2 4HH
8 - 10 Clarence Street, Manchester, M2 4DW
Basement And Ground Floor, 25 Princess Street, Manchester, M2 4HH
9 Princess Street, Manchester, M2 4DN

Clarence Buildings, 2 Booth Street, Manchester, M2 4AT
23A Princess Street, Manchester, M2 4EN
Second Floor, 9 Princess Street, Manchester, M2 4DN
Second Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Fifth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
14 Kennedy Street, Manchester, M2 4BY

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Area Team Boundary - Name: CENTRAL