

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139103/JO/2024 and 139104/JO/2024

Date registered valid: 5 March 2024

Proposal: Variation of Condition 2 (Plans) and submission of information in relation to Condition 3 (Full and Final Details) attached to Planning Permission 129850/FO/2021.
Variation of Condition 2 (Plans) and submission of information in relation to Condition 3 (Full and Final Details) attached to Listed Building Consent 129851/LO/2021.

Address: 58-66 King Street & 47-53 South King Street, Manchester, M2 4ND

Ward(s): Deansgate Ward

Applicant: Strathclyde Pension Fund C/o DTZ Investors

Agent (if any): Miss Katie Parfett Savills (UK) Limited

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 April 2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit: 19 March 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 14 March 2024 Expired: 6 April 2024

Site notice

Posted: 19 March 2024 Expired: 11 April 2024

Press advert

Published: 19 March 2024 Expired: 2 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

This application relates to historic buildings located at 58-66 King Street and 47-53 South King Street. The building located at 62 King Street is Grade II listed and the other two buildings are non-designated heritage assets. They are located in the St Anns Square conservation area.

58-60 and 64-66 King Street retain much of their original form and detailing at the upper levels on both elevations and are considered to be a non-designated heritage asset by virtue of their age and quality of design. They also form part of the settings of a number of other listed buildings and non-designated heritage assets. They are adjoined to the Grade II Listed 62 King Street. A number of other Grade II Listed buildings are located on King Street and the group of buildings make a positive contribution to their setting and the character and appearance of the surrounding conservation area.

62 King Street is Grade II Listed. The building consists of three storeys plus attic, with the ground, mezzanine and first floor and was last used as a shop. There are frontages to King Street and South King Street, both with shop frontages. The King Street elevation is the more decorative of the two elevations. Both elevations are however significant and have not experienced much change. The interior of the building retains few original features.

All three buildings are currently being converted to residential use in accordance with 129850/FO/2021 and 129851/LO/2021.

Surrounding uses include bars, restaurants, hotels, residential accommodation, offices and law courts.

The buildings are highly accessible by public transport.

Description of development

Planning permission is sought for the following changes to 129850/FO/2021:

- The omission of the proposed plant deck.
- The replacement of the flat roof covering, including works to parapet copings.
- The installation of roof perimeter protection.
- Changes to rooflights.
- The replacement of the top floor existing modern style windows and replacement with aluminium double-glazed windows.
- Residential entrance reduced from two to one single accessible entrance.
- Dry riser inlet added.

Listed Building consent is sought for the following changes to 129851/LO/2021:

Roof

- The omission of the proposed plant deck.
- The replacement of the flat roof covering, including works to parapet copings.
- Remediation works to state roof and gutters, including leadwork.
- The installation of roof perimeter protection.
- Changes to rooflights.

Windows

- The replacement of the top floor existing modern style windows and replacement with aluminium double-glazed windows.
- Other existing windows to be retained and refurbished with new secondary glazing added (except Apartment 15).

Internal Wall Lining

- The installation of internal wall lining to external walls of apartments in no 58-60 and no 64-66 (non-listed buildings) for thermal upgrade.
- The installation of ceiling linings to be introduced to underside of compartment floors to achieve fire resistance and acoustic upgrade.
- Alterations to existing cornice and window reveal detail.

Ground floor layout and elevations.

- Amendments to the residential entrance reduced from two to one single accessible entrance.
- Installation of dry riser inlet within existing windows.

Consultations & Notification Responses

139103/JO/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 have been received.

139104/JO/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 have been received.

Issues

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

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 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.

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-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 197 states that in determining planning applications, local planning authorities 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 194 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 200 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 201 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.

Under these criteria the changes to the proposals been considered:

All proposed changes other than the corner shop front and dry riser are considered to be positive and will cause less harm to the listed building than the original approval and have confirmed enough details of the works to discharge Condition 3 (Full and Final Details) of both applications. Of particular benefit are the repairs, remediation and reinstatement works that have now been confirmed and the omission of the plant deck.

The information showing the changes proposed will therefore be included in Condition 2 (Plans) of both applications.

The corner shopfront must be a high-quality piece of work. The proposals within the visual Computer-Generated Images appear to be a more appropriate design intent but the detailed design shown on the drawings seems of poor quality.

The detailed design requires further consideration as it is not sufficiently detailed. Additionally, the use of square section aluminium frames on top of a more decorative stall riser jars.

The detailed panelling for the stall riser is acceptable but the drawings state that the decorative panel design will need to be fully worked up by the specialist so this would be required to be submitted. The reference to either a precast stone or glass fibre reinforced concrete for the stall riser is not in keeping with the character of the buildings and is not a high-quality enough material for buildings as significant as these and causes concerns.

The section shows an aluminium cill dressed over the stall riser which is a poor-quality detail. A stone cill or timber cill with timber shop frame with moulding would be a more successful treatment.

In conclusion, the corner shop front needs further detailed work and consideration.

The dry riser within the shop front is not in keeping with the character of the buildings and jars with the design. The spandrel panel above looks equally poor. The location of the dry riser needs to be further assessed to allow the reinstatement of a fully glazed shop front. It is currently proposed in a highly visible location at the front of the building and will also require a panel above.

Additional conditions will be applied to require details of the final location of the dry riser and the final design of the corner shopfront, including the materials to be agreed.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works 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. The public benefits of the proposals are that the premises would be re-occupied and that improvements and repairs are proposed.

Given this, the proposals continue to accord with the above policies.

Other issues -

Conditions 5 (Air Quality), 6 (Travel Plan) and 8 (CMP) of application 129850/FO/2021 have also been amended to reflect the information approved within applications referenced CDN/22/0465.

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 policies 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 the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

Condition(s) to be attached to 139103/JO/2024

- 1) The development must be begun not later than the 5 January 2025.

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 11702-AEW-XX-SI-DR-A-0500 Rev P02 received by the City Council as local planning authority on 26 March 2021

The following drawings referenced:

1176-PHL-KS-1-DR-M-401 Rev P2
1176-PHL-KS-0-DR-M-402 Rev P3
1176-PHL-KS-1-DR-M-408

Received by the City Council as local planning authority on 1st April 2021

11702-AEW-XX-00-DR-A-5005 Rev P01
11702-AEW-XX-00-DR-A-5006 Rev P01
1176-PHL-KS-1-DR-M-301

Received by the City Council as local planning authority on 27 August 2021

11702-AEW-XX-ZZ-DR-A-0547 Rev P02

Received by the City Council as local planning authority on 3 December 2021

11702-AEW-XX-00-DR-A-0620 Rev P01
11702-AEW-XX-01-DR-A-0621 Rev P01
11702-AEW-XX-02-DR-A-0622 Rev P01
11702-AEW-XX-03-DR-A-0623 Rev P01
11702-AEW-XX-04-DR-A-0624 Rev P01
11702-AEW-XX-B1-DR-A-0626 Rev P01
11702-AEW-XX-B1-DR-A-0627 Rev P01
11702-AEW-XX-ZZ-DR-A-0643 Rev P01
11702-AEW-XX-ZZ-DR-A-0644 Rev P01
11702-AEW-XX-ZZ-DR-A-0645 Rev P01
11702-AEW-XX-ZZ-DR-A-0646 Rev P01
11702-AEW-XX-ZZ-DR-A-0647 Rev P01
11702-AEW-XX-ZZ-DR-A-0648 Rev P01
11702-AEW-XX-04-DR-A-6072 Rev C02

The drawings prepared by UK Structural Glazing referenced WF-1, WF-2, WF-4, WF-5, WF-6, WF-7, WF-8 and WF-9

Received by the City Council as local planning authority on 26 January 2024

11702-AEW-XX-05-DR-A-0625 Rev P02
11702-AEW-XX-ZZ-DR-A-0640 Rev P01
11702-AEW-XX-ZZ-DR-A-0641 Rev P01
11702-AEW-XX-ZZ-DR-A-0642 Rev P01
11702-AEW-XX-XX-DR-A-7001 Rev P02

Received by the City Council as local planning authority on 25 April 2024

Noise and Vibration Planning Report (Prepared by Sandy Brown, Reference 20270-R02-F dated 08 October 2021) - Received 10 December 2021

Waste Management Strategy (Appendix E Proforma for Planning Applications, undated) - Received 26 March 2021

The Internal & External Finishes Schedule, prepared by AEW received by the City Council as local planning authority on 26 January 2024.

The Johnson's Trade, Touprelith F Specification sheets for paint, primer and gloss received by the City Council as local planning authority on 26 January 2024.

The method statement prepared by Structures Group received by the City Council as local planning authority on 26 January 2024

The ubbink and nuaire specification sheets received by the City Council as local planning authority on 26 January 2024

The Removal & Installation Methodology prepared by UK Structural Glazing Details received by the City Council as local planning authority on 26 January 2024

The Leaded Lights - Removal & Installation Methodology prepared by UK Structural Glazing Details received by the City Council as local planning authority on 26 January 2024

The email from weirmillgj@hotmail.com dated 14 December 2023 received by the City Council as local planning authority on 26 January 2024

The drawings referenced from 4052-KIN-XX-02-DR-M-5200 Rev C4 to 4052-KIN-ZZ-B1-DR-M-5700 Rev P2 (100 drawings) received by the City Council as local planning authority on 26 January 2024

The photographs of hanging ceiling and cornicing design received by the City Council as local planning authority on 26 January 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1.

3) The works in relation to each of the following items shall be carried out fully and only in accordance with the letter from Savills dated 15 dated 15 January 2024 and the following documents:

(a) The Internal & External Finishes Schedule, prepared by AEW and the Johnson's Trade, Touprelith F Specification sheets for paint, primer and gloss received by the City Council as local planning authority on 26 January 2024.

(b) The method statement prepared by Structures Group received by the City Council as local planning authority on 26 January 2024 in relation to the making good stonework following removal or roller shutters.

(c) The drawings referenced 11702-AEW-XX-RF-DR-A-6055 Rev P02 and 4052-KIN-XX-04-SK-M-5805 Rev C1 and ubbink and nuaire specification sheets received by the City Council as local planning authority on 26 January 2024 in relation to the design of air vents to the roof.

(d) The drawing referenced 11702-AEW-XX-ZZ-DR-A-0640-S2-P02 received by the City Council as local planning authority on 25 April 2024 in relation to the detailed design of fanlight above entrance.

(e) The Removal & Installation Methodology prepared by UK Structural Glazing Details, the drawing referenced 11702-AEW-XX-04-DR-A-6072 Rev C02 and the drawings prepared by UK Structural Glazing referenced WF-1, WF-2, WF-4, WF-5, WF-6, WF-7, WF-8 and WF-9 received

by the City Council as local planning authority on 26 January 2024 in relation to repairs, replacement windows and secondary glazing.

(f) The Leaded Lights - Removal & Installation Methodology prepared by UK Structural Glazing Details received by the City Council as local planning authority on 26 January 2024 in relation to repairing the retained stain glass window.

(g) The email from weirmillgj@hotmail.com dated 14 December 2023 received by the City Council as local planning authority on 26 January 2024 in relation to the internal or external repairs.

(h) The drawings referenced from 4052-KIN-XX-02-DR-M-5200 Rev C4 to 4052-KIN-ZZ-B1-DR-M-5700 Rev P2 (100 drawings) received by the City Council as local planning authority on 26 January 2024 in relation to details of internal and external M&E (including mechanical ventilation) and method of installation.

(i) The drawings referenced 111702-AEW-XX-ZZ-DR-A-0640 P02, 11702-AEW-XX-ZZ-DR-A-0641 P02, 11702-AEW-XX-ZZ-DR-A-0642 P02, 11702-AEW-XX-RF-DR-A-0625 P02 received by the City Council as local planning authority on 25 April 2024 in relation to removal of any existing external M&E installations including making good of brickwork and stonework.

(j) The photographs of hanging ceiling and cornicing design received by the City Council as local planning authority on 26 January 2024.

The specific areas of work, as individually identified above, shall only thereafter be implemented in full accordance with the above details.

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) The approved scheme for the storage and disposal of refuse as detailed within the completed waste management proforma received by the City Council as local planning authority on 26 March 2021 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health in accordance with Policy EN19 of the Core Strategy for the City of Manchester.

5) The measures detailed within the BWB air quality assessment dated June 2022 reference 220183 received by the City Council as local planning authority on 8 July 2022 shall be complied with for the duration of all construction works taking place on site.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy

6) The information within the Resident's Travel Information Pack prepared by CA received by the City Council as local planning authority on 8 July 2022 shall be fully implemented and complied with for the duration of the approved use.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

7) Prior to the occupation of the development hereby approved, a Crime Prevention and Security Management Plan shall be produced and submitted to and approved in writing by the

City Council as local planning authority. The development shall not be occupied until the approved measures have been fully implemented.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Core Strategy for the City of Manchester.

8) The construction works shall be carried out fully and only in accordance with the Construction Management Plan prepared by Caneparo Associates dated September 2022 received by the City Council as local planning authority on 7 September 2022.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

9) a) Any plant and associated equipment shall be implemented in accordance with the noise levels and attenuation targets as set out in Section 7 (Plant Noise Egress) of the Noise and Vibration Planning Report prepared by Sandy Brown Associates (Reference 20270-R02-F dated 08 October 2021).

b) Prior to occupation 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 development 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 the building and occupiers of nearby properties and in accordance with saved Unitary Development Plan Policy DC26 and Core Strategy Policy DM1

10) a) The development shall be implemented in accordance with the noise levels and attenuation targets as set out in Sections 8 (Facade Sound Insulation - Noise Ingress) & 9 (Operational Noise Limits) of the Noise and Vibration Planning Report prepared by Sandy Brown Associates (Reference 20270-R02-F dated 08 October 2021).

The approved noise insulation scheme/s and vibration and reradiated noise mitigation measures shall be completed prior to the occupation of any of the dwelling units hereby approved.

The following noise criterion will be required to be achieved:

Bedrooms (nighttime - 2300-0700) 30 dB LAeq (individual noise events shall not exceed 45dB L_{Amax}, F by more than 15 times)

Living Rooms (daytime 0700-2300) 35dB LAeq

Where entertainment noise is a factor in the noise climate the sound insulation scheme/s shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 the building and occupiers of nearby properties and in accordance with saved Unitary Development Plan Policy DC26 and Core Strategy Policy DM1

11) Notwithstanding the information within Condition 2 of this application, full and final details of the corner shop front design, including computer generated images, physical samples and detailed large-scale drawings shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to the existing corner shop front. The corner shop front shall be installed only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of 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 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.

12) Notwithstanding the information within Condition 2 of this application, full and final details of the location and finishes of the dry riser shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any dry riser at the site. The dry riser shall be installed only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of 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 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.

Condition(s) to be attached to 139104/JO/2024

1) The development must be begun not later than 5 January 2025.

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 11702-AEW-XX-SI-DR-A-0500 Rev P02 received by the City Council as local planning authority on 26 March 2021

The following drawings referenced:

1176-PHL-KS-1-DR-M-401 Rev P2

1176-PHL-KS-0-DR-M-402 Rev P3

1176-PHL-KS-1-DR-M-408

Received by the City Council as local planning authority on 1st April 2021

11702-AEW-XX-00-DR-A-5005 Rev P01
11702-AEW-XX-00-DR-A-5006 Rev P01
1176-PHL-KS-1-DR-M-301

Received by the City Council as local planning authority on 27 August 2021

11702-AEW-XX-ZZ-DR-A-0547 Rev P02

Received by the City Council as local planning authority on 3 December 2021

11702-AEW-XX-00-DR-A-0620 Rev P01
11702-AEW-XX-01-DR-A-0621 Rev P01
11702-AEW-XX-02-DR-A-0622 Rev P01
11702-AEW-XX-03-DR-A-0623 Rev P01
11702-AEW-XX-04-DR-A-0624 Rev P01
11702-AEW-XX-B1-DR-A-0626 Rev P01
11702-AEW-XX-B1-DR-A-0627 Rev P01
11702-AEW-XX-ZZ-DR-A-0643 Rev P01
11702-AEW-XX-ZZ-DR-A-0644 Rev P01
11702-AEW-XX-ZZ-DR-A-0645 Rev P01
11702-AEW-XX-ZZ-DR-A-0646 Rev P01
11702-AEW-XX-ZZ-DR-A-0647 Rev P01
11702-AEW-XX-ZZ-DR-A-0648 Rev P01
11702-AEW-XX-04-DR-A-6072 Rev C02

The drawings prepared by UK Structural Glazing referenced WF-1, WF-2, WF-4, WF-5, WF-6, WF-7, WF-8 and WF-9

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11702-AEW-XX-ZZ-DR-A-0640 Rev P01
11702-AEW-XX-ZZ-DR-A-0641 Rev P01
11702-AEW-XX-ZZ-DR-A-0642 Rev P01
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The method statement prepared by Structures Group received by the City Council as local planning authority on 26 January 2024

The ubbink and nuaire specification sheets received by the City Council as local planning authority on 26 January 2024

The Removal & Installation Methodology prepared by UK Structural Glazing Details received by the City Council as local planning authority on 26 January 2024

The Leaded Lights - Removal & Installation Methodology prepared by UK Structural Glazing Details received by the City Council as local planning authority on 26 January 2024

The email from weirmillgj@hotmail.com dated 14 December 2023 received by the City Council as local planning authority on 26 January 2024

The drawings referenced from 4052-KIN-XX-02-DR-M-5200 Rev C4 to 4052-KIN-ZZ-B1-DR-M-5700 Rev P2 (100 drawings) received by the City Council as local planning authority on 26 January 2024

The photographs of hanging ceiling and cornicing design received by the City Council as local planning authority on 26 January 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1.

3) The works in relation to each of the following items shall be carried out fully and only in accordance with the letter from Savills dated 15 dated 15 January 2024 and the following documents:

(a) The Internal & External Finishes Schedule, prepared by AEW and the Johnson's Trade, Touprelith F Specification sheets for paint, primer and gloss received by the City Council as local planning authority on 26 January 2024.

(b) The method statement prepared by Structures Group received by the City Council as local planning authority on 26 January 2024 in relation to the making good stonework following removal or roller shutters.

(c) The drawings referenced 11702-AEW-XX-RF-DR-A-6055 Rev P02 and 4052-KIN-XX-04-SK-M-5805 Rev C1 and ubbink and nuaire specification sheets received by the City Council as local planning authority on 26 January 2024 in relation to the design of air vents to the roof.

(d) The drawing referenced 11702-AEW-XX-ZZ-DR-A-0640-S2-P02 received by the City Council as local planning authority on 25 April 2024 in relation to the detailed design of fanlight above entrance.

(e) The Removal & Installation Methodology prepared by UK Structural Glazing Details, the drawing referenced 11702-AEW-XX-04-DR-A-6072 Rev C02 and the drawings prepared by UK Structural Glazing referenced WF-1, WF-2, WF-4, WF-5, WF-6, WF-7, WF-8 and WF-9 received by the City Council as local planning authority on 26 January 2024 in relation to repairs, replacement windows and secondary glazing.

(f) The Leaded Lights - Removal & Installation Methodology prepared by UK Structural Glazing Details received by the City Council as local planning authority on 26 January 2024 in relation to repairing the retained stain glass window.

(g) The email from weirmillgj@hotmail.com dated 14 December 2023 received by the City Council as local planning authority on 26 January 2024 in relation to the internal or external repairs.

(h) The drawings referenced from 4052-KIN-XX-02-DR-M-5200 Rev C4 to 4052-KIN-ZZ-B1-DR-M-5700 Rev P2 (100 drawings) received by the City Council as local planning authority on 26 January 2024 in relation to details of internal and external M&E (including mechanical ventilation) and method of installation.

(i) The drawings referenced 11702-AEW-XX-ZZ-DR-A-0640 P02, 11702-AEW-XX-ZZ-DR-A-0641 P02, 11702-AEW-XX-ZZ-DR-A-0642 P02, 11702-AEW-XX-RF-DR-A-0625 P02 received

by the City Council as local planning authority on 25 April 2024 in relation to removal of any existing external M&E installations including making good of brickwork and stonework.

(j) The photographs of hanging ceiling and cornicing design received by the City Council as local planning authority on 26 January 2024.

The specific areas of work, as individually identified above, shall only thereafter be implemented in full accordance with the above details.

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 the installation of any scaffolding, a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. Any scaffold shall be erected, attached and dismantled only in accordance with the approved information and any making good works shall be completed prior to first occupation of the completed development.

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.

5) Notwithstanding the information within Condition 2 of this application, full and final details of the location and finishes of the dry riser shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any dry riser at the site. The dry riser shall be installed only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of 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 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.

Appendix 1 – List of consultees & neighbours notified

Flat 20, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 18, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 7, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Ground Floor, 39 - 43 King Street, Manchester, M2 7AT
Flat 301, 56 Cross Street, Manchester, M2 7AR
Flat 202, 56 Cross Street, Manchester, M2 7AR
Flat 304, 56 Cross Street, Manchester, M2 7AR
39 - 43 King Street, Manchester, M2 7AT
Third Floor Rear, 64 Cross Street, Manchester, M2 4JQ
Flat 1, Kingsgate House, 51 South King Street, Manchester, M2 6DE
35 King Street, Manchester, M2 7AT
Basement, 37 King Street, Manchester, M2 7AT
Third Floor Rear, 49 King Street, Manchester, M2 7AY
Third Floor, 1 St James's Square, Manchester, M2 6DN
Third Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 11, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 23, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 205, 56 Cross Street, Manchester, M2 7AR
Flat 305, 56 Cross Street, Manchester, M2 7AR
Ground Floor, 1 St James's Square, Manchester, M2 6DN
Fifth Floor, 49 King Street, Manchester, M2 7AY
First Floor, 49 King Street, Manchester, M2 7AY
GLAISYERS SOLICITORS LLP, First Floor, 1 St James's Square, Manchester, M2 6DN
60 King Street, Manchester, M2 4LZ
47 King Street, Manchester, M2 7AY
Advertising Right Out Side 56, King Street, Manchester, M2 3NQ
Flat 21, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 6, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 3, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 24, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 203, 56 Cross Street, Manchester, M2 7AR
Flat 201, 56 Cross Street, Manchester, M2 7AR
First Floor, 64 Cross Street, Manchester, M2 4JQ
58 King Street, Manchester, M2 4LY
3 St Ann's Alley, Manchester, M2 6AJ
Flat 8, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 204, 56 Cross Street, Manchester, M2 7AR
Fourth Floor, 49 King Street, Manchester, M2 7AY
66 - 68 Cross Street, Manchester, M2 4JQ
64 Cross Street, Manchester, M2 4JQ
49 King Street, Manchester, M2 7AY
Sixth Floor, 49 King Street, Manchester, M2 7AY
Third Floor, 37 King Street, Manchester, M2 7AT
Flat 17, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 15, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 10, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 9, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 303, 56 Cross Street, Manchester, M2 7AR
Flat 16, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 14, Kingsgate House, 51 South King Street, Manchester, M2 6DE

Flat 12, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 5, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 4, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Third Floor Front, 49 King Street, Manchester, M2 7AY
Fourth Floor, 1 St James's Square, Manchester, M2 6DN
62 King Street, Manchester, M2 4ND
37 King Street, Manchester, M2 7AT
Second Floor, 1 St James's Square, Manchester, M2 6DN
51 King Street, Manchester, M2 7AZ
Flat 19, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 13, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 2, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 22, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 302, 56 Cross Street, Manchester, M2 7AR
Basement And Ground Floor, 64 - 66 King Street, Manchester, M2 4ND
Second Floor, 64 Cross Street, Manchester, M2 4JQ
Fifth Floor, 1 St James's Square, Manchester, M2 6DN
62 Cross Street, Manchester, M2 4JQ
Second Floor, 49 King Street, Manchester, M2 7AY
Third Floor Front, 64 Cross Street, Manchester, M2 4JQ

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 - St Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRAL