

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136926/LO/2023

Date registered valid: 10 May 2023

Proposal: Listed Building Consent for internal and external alterations in association with renovation of existing office accommodation within building including installation of internal lift, new windows, and internal reconfiguration.

Address: Lindencourt House , 34 Charlotte Street, Manchester, M1 4FD

Ward(s): Deansgate Ward

Applicant: Mr Paul Mills Charlotte Street (Manchester) Limited

Agent (if any): Mr Tom Flanagan Paul Butler Associates

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 February 2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 17 May 2023 Expired: 7 June 2023

Neighbour notifications

Printed: 17 May 2023 Expired: 7 June 2023

Site notice

Posted: 17 May 2023 Expired: 8 June 2023

Press advert

Published: 23 May 2023 Expired: 6 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: NA

Description of area and site.

The application relates to the ground to fourth floors of a building that was constructed as a textile warehouse. The building is Grade II listed and is located on Charlotte Street. The building is six storeys including a lower ground floor level. The lower ground floor level includes a karaoke bar and the ground floor includes a Japanese restaurant. These areas are outside the demise of the application.

The subject building fronts Charlotte Street, with elevations to Faulkner Street and Reyner Street. To the rear is a yard area (accessed from Reyner Street) and partially adjoining building. The building has an L-shaped plan form.

The building is constructed of red brick with stone dressings beneath a slate roof that is set behind a parapet. The site is located within the George Street Conservation Area and is one of a number of buildings associated with the textile industry in this area.

The application floorspace is understood to have most recently been used as office space although has been vacant for a number of years and is in relatively poor condition, requiring investment to facilitate reuse.

The surrounding area is characterised by a mix of uses including residential accommodation, hotels, office accommodation, educational institutes and evening time uses including bars and restaurants, with many associated with 'China Town'. Buildings vary in age from former industrial warehouses through to modern purpose built office buildings.

The site occupies a central location in the City Centre, with Charlotte Street being just off Portland Street which is a main route through the City Centre. Despite the central location and significant investment in the area there are numerous vacant and part vacant buildings. In more recent years there has been significant investment in vacant buildings, with many former warehouse buildings being converted into offices, apartments and other uses. However, there are further opportunities for vacant buildings to be given a new lease of life and for this part of the City Centre to be further utilised by local people and visitors to Manchester.

The site's central location means that there is ready access to public transport including frequent bus services which provide access across Greater Manchester and beyond. Metrolink Stations at Piccadilly Gardens and St Peter's Square are within 250m of the site, whilst Manchester Piccadilly and Oxford Road railway stations are within 500m.

Description of development

Planning permission is sought for 'External alterations in association with renovation of existing office accommodation within building' with listed building consent sought for 'internal and external alterations in association with renovation of existing office accommodation within building including installation of internal lift, new windows, and internal reconfiguration'.

Externally, the proposals involve the removal of clutter / paraphernalia that has been fixed to the building and has a negative impact. The white and black painted stone plinth at the lower ground floor level and around the entrance of the building will be removed with appropriate restoration taking place. Mechanical ventilation units will be sited within the rear yard area accessed from Reyner Street, which will also accommodate space for the storage of bins. New external lighting will be provided.

The existing entrance to the basement karaoke bar will be altered to allow for the installation of a new platform lift to the ground floor level. (An internal lift will then facilitate level access to the upper floors of the building). Replacement timber sash windows will be installed and a number of blocked openings will be opened up with windows reinstated. Missing loading doors to the rear / yard elevation will also be reinstated, with the existing repaired/refurbished where required.

Internally, the applicant advises that offices spaces will be aimed at small and medium sized businesses across a range of sectors including digital, media and the creative industries. The proposals retain the open characteristic of the warehouse building with the existing plan form of the building and its circulation dictating the layout of the scheme.

At ground floor level a communal reception / entrance space will be provided with access from the main building entrance, with further occupiers' amenity space provided to the rear of the ground floor including cycle storage, showers, lockers and a WC. Level access to the communal reception / entrance space from street level (lower ground floor) will be achieved by adapting the existing entrance to the basement karaoke bar and installing a platform lift.

The existing main building staircase will provide access to all upper floors with the existing lift being refurbished to provide level access throughout the building. The applicant advises that the strategy is to lease the first to fourth floors as individual, open plan office suites and the refurbishment will be delivered with this in mind. However, the building's layout enables the spaces to be easily sub-divided into two, subject to alterations to the circulation space. The first floor office space includes the installation of new partitions to form two meeting rooms and a phone booth.

The rear staircase is in poor condition. This is to be retained, repaired and refurbished as part of the application. As is the main building staircase. The existing lift shaft is also retained and reused and the proposals identify the incorporation of historic fabric / fixtures in the building where appropriate.

There is a blocked lightwell feature at second floor level. This feature will be reinstated with a glazed floor to part of the second floor, providing additional natural light into the first floor area below.

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Consultations & Notification Responses

The application has been advertised in the press and notice posted on site and neighbours notified by letter – No representations have been received.

MCC Urban Design and Conservation – Recommends conditions.

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 6 - Building a strong and competitive economy- It is noted that the proposal would facilitate vacant office floorspace being brought back into use creating employment and economic activity. The scheme will make a general contribution to the viability and vitality of the surroundings.

Section 7 – Ensuring the vitality of town Centres - this recognises town centres as the heart of their communities and states that planning policies should support their viability and vitality. The proposal would result in increased activity which will contribute to the surroundings.

Section 16 Conserving and enhancing the historic environment – 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; and
the desirability of new development making a positive contribution to local character and distinctiveness.

And 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 8). 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 205 states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 states that: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 207 states that: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

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, where appropriate, securing its optimum viable use.

Sections 16, 66 and 72 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.

The alignment with the above policies is discussed below.

Core Strategy – Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The following policies are considered to be most relevant to the proposed development:

Policy EC 2 (Existing Employment Space) – which states that the Council will seek to retain and enhance existing employment space and sites.

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including: -

creating well designed places that enhance or create character;

making a positive contribution to the health, safety and wellbeing of residents;

considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;

protect and enhance the built and natural environment;

minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Improve access to jobs, services, education and open space by being located to reduce the need to travel; and

Provide good access to sustainable transport provision.

Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) which states the city centre is a strategic economic location and focus of employment growth. A variety of high-quality accommodation types sizes and floorplates will be encouraged to boost investment by local, national and international businesses. The focus for employment growth will be in high density offices and the LPA will give encouragement and support for such development in city centre locations.

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.

Development should have regard to the character of the surrounding area.

Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Refuse storage and collection.

Vehicular access and car parking.

Policy CC7 Mixed Use Development - identifies the City Centre as presenting the most viable opportunities for mixed-use development, and states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a mixed-use development which will create such an environment. In the context of this policy the principle of an office use in this location is acceptable.

Policy CC9 Design & Heritage – states that development in Manchester city centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and schedule ancient monuments.

Policy CC10 A Place for Everyone – states the city centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes these objectives will be supported, particularly through uses which increase the diversity of activity in the city centre and high standards of accessibility.

Policy EN1 Design Principles and Strategic Character Areas – states all development in Manchester is expected to follow the seven urban design principles (character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability, and diversity). The city centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas and a historic street pattern. Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

Policy EN3 Heritage – states that throughout the city, the LPA will encourage development that complements and takes advantage of the distinct historic and heritage features of the district and neighbourhoods. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy.

The relevant policies are detailed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate

Principle of Development

The development's overarching aim is to refurbish a Grade II listed heritage asset and bring it back into use as high quality office space. The application relates to a building within the core of Manchester's city centre, with the proposed use being office space. Subject to assessment, the principle of this development is acceptable and would generally be consistent with local and national policy.

Principle of Proposed Use – Office (Class E(g)(i))

The application proposes that the building will be primarily used as high-quality office space. The existing use of the application floorspace is office, although it is understood to have been vacant for a number of years.

Employment use in this building is consistent with Core Strategy policy EC2, which seeks to ensure that existing buildings that have housed employment uses continue to do so.

In addition, Core Strategy policy CC1 encourages and supports applications for employment uses within buildings that are located within Manchester's city centre. Doing so would be seen to contribute to a variety of high-quality accommodation within the city centre and boost investment.

The proposed scheme would be of high density and create office space in a high quality and historic building within the city centre, which would likely appeal to an array of potential occupiers. Section 6 of the NPPF states support for scheme that would encourage and contribute to a strong, competitive economy. It is considered that this proposed development would achieve this and allows businesses to grow and expand in Manchester City Centre.

Design

External alterations include the replacement of windows, reinsertion of windows / loading bay doors, removal of existing external paraphernalia / clutter, reopening lower ground floor window openings, and removing paint from the lower ground floor of the building. New mechanical plant is proposed within the rear yard area which is the most sensitive and appropriate location.

The proposal would protect and enhance the built and environment and preserve/retain the immediate built environment and the building itself.

Impact upon Listed Building

The main issue regarding the proposal is the impact the proposal may have on the Grade II Listed Building.

Throughout the process of assessing the application, the LPA's Urban Design & Conservation team were duly consulted with and amended plans and additional information were requested and were forthcoming throughout the process.

This led to a number of the elements of the proposal being reviewed and amended, with updated drawings / information being supplied. These changes have allowed for incorporation of additional elements of historic fabric to be retained, and a more sensitive approach to adaption taken.

Overall, it is considered that the interventions proposed would bring the vacant floorspace within a Grade II Listed Building back into viable use, which is a major public benefit that outweighs the less than substantial harm caused to the listed structure and is therefore consistent with Core Strategy policies EN3, CC9 and DM1 as well as saved Unitary Development Plan policy DC18.1 and Section 16 of the National Planning Policy Framework.

Impact upon Conservation Area - The application building is located within the George Street Conservation Area. The application building, being Grade II Listed, is evidently an important element of this conservation area, contributing notably to its character and setting. As such, it is paramount that the building's character is retained and not diminished as a result of the proposal.

For the reasons discussed previously the external changes proposed to the building are considered to be positive enhancements and will improve the conservation area. The reuse of the building for office space is also beneficial.

Setting of Listed Buildings - The application building is proximate to and thus deemed to be in the setting of a number of nearby listed building. As such, any external alterations to the application building should be sensitive to these structures. As noted, the proposed alterations to the application building positive when considering the building's external appearance. As such, the proposal would have positive impact on the character and setting of nearby listed buildings and is thus acceptable. The proposal is therefore consistent with Core Strategy policies EN3, CC9 and DM1, Unitary Development Plan DC19.1 and Section 16 of the NPPF.

Amenity – Internal Noise

The application proposes the refurbishment of vacant office space within a Grade II listed building. As there is no change of use involved it is not a planning consideration as to noise and how this may affect internal occupiers/users of the building.

Amenity – External Noise Outbreak

The application building is within the heart of Manchester City Centre. The building's proposed use as offices is consistent with the type and variety of uses that would be present in this setting. As such, it would not be expected that the uses would unduly contend with existing use classes. Furthermore, no change of use is taking place as part of this application. Therefore, it is not possible to assess how these uses would impact upon nearby uses.

The proposal includes for external plant equipment. External plant equipment has the potential to be a generator of noise that may impact upon the conditions of users or occupiers of nearby buildings, some of which may be sensitive to noise outbreak. As a precaution, the applicant has submitted a noise assessment that has been reviewed by the LPA's environmental health team. Following comments an amended noise assessment was submitted. The amended noise assessment is accepted, subject to a suitable verification condition following completion of the development. Subject to conditions, the proposal is thus consistent with Core Strategy policy DM1 and saved Unitary Development Plan policy DC26.1.

Crime and Disorder - The increased impression of activity from the re-use of this building would improve security and surveillance. This is compliant with Core Strategy Policy DM1.

Waste and Recycling - Refuse and recycling facilities would be provided within the rear yard area. Separate bins would be provided for recyclable waste. Waste collection crews will be provided with a key/code to access the yard area allowing collections to be made. It is anticipated that waste collection crews will park on Reyner Street. In view of the above it is considered that this is consistent with Core Strategy policy DM1.

Disabled access – As part of the proposal, it has been ensured that there is level access from the street into the building, ensuring that those with any extra mobility requirements will be able to enter the building, such as being in a wheelchair. Access to all floors will be provided via lift, a disabled toilet and shower facilities are provided on the ground floor. As such, the proposal would be consistent with Core Strategy policies SP1, CC10 and DM1 and has been duly informed by the Equality Act 2010.

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

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. Concerns were raised during the processing of the application about the need to reduce the impact on the character of the listed building in terms of the level of intervention. Suggestions were made about ways in which the scheme could be revised such that it would be acceptable.

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:

20	Existing Plans 1		B
21	Existing Plans 2	B	
22	Existing Plans 3	B	
25	Existing Floor & Wall Finishes Plans Sheet 1		A
26	Existing Floor & Wall Finishes Plans Sheet 2		/
27	Existing Floor & Wall Finishes Plans Sheet 3		/
28	Existing Ceiling Finishes Plan - Sheet 1		/
29	Existing Ceiling Finishes Plan - Sheet 2		/
30	Existing Ceiling Finishes Plan - Sheet 3		/
35	Proposed Strip Out Floor Plans - Sheet 1		B
36	Proposed Strip Out Floor Plans - Sheet 2		A
37	Proposed Strip Out Floor Plans - Sheet 3		A
38	Proposed Plans Sheet 1	P	
39	Proposed Plans Sheet 2	N	
40	Proposed Plans Sheet 3	I	
52	Existing Elevations - Sheet 3		/
60	Existing Elevations - Sheet 1		/
61	Existing Elevations - Sheet 2		/
301	Proposed Reyner St Elevation		F
303	Proposed Rear Elevation A		C
304	Proposed Rear Elevation B		C
305	Proposed Charlotte St Elevation	C	
306	Proposed Faulkner St Elevation	A	
402	Proposed Section C-C	A	
507	Disabled / Wheelchair Access - Sheet A	A	
508	Disabled / Wheelchair Access - Sheet B	A	
510	Existing Window Type A	/	
511	Existing Window Type B	/	
512	Existing Window Type C	A	
513	Proposed Window Type A	A	
514	Proposed Window Type B	/	
515	Proposed Window Type C	/	

00_001	GFL Proposed Feasibility Layout	B
00_100	1FL Proposed Feasibility Layout	B
00_200	2FL Proposed Feasibility Layout	D
00_300	3FL Proposed Feasibility Layout	B
00_400	4FL Proposed Feasibility Layout	A
12_000	Proposed Section AA	A
12_001	Proposed Section BB	A
13_000	GFL Proposed Internal Elevations_00	B
13_001	GFL Proposed Internal Elevations_01	B
13_002	GFL Proposed Internal Elevations_02	B
13_100	1FL Proposed Internal Elevations_00	C
13_101	1FL Proposed Internal Elevations_01	B
13_102	1FL Proposed Internal Elevations_02	C
13_200	2FL Proposed Internal Elevations_00	C
13_201	2FL Proposed Internal Elevations_01	C
13_202	2FL Proposed Internal Elevations_02	B
13_300	3FL Proposed Internal Elevations_00	C
13_301	3FL Proposed Internal Elevations_01	C
13_302	3FL Proposed Internal Elevations_02	D
13_400	4FL Proposed Internal Elevations_00	B
13_401	4FL Proposed Internal Elevations_01	A

13_402	4FL Proposed Internal Elevations_02	B
13_403	4FL Proposed Internal Elevations_03	A
13_404	4FL Proposed Internal Elevations_04	A
13_405	4FL Proposed Internal Elevations_05	B
14_000	GFL Proposed Reflected Ceiling Layout	D
14_100	1FL Proposed Reflected Ceiling Layout	D
14_200	2FL Proposed Reflected Ceiling Layout	E
14_300	3FL Proposed Reflected Ceiling Layout	D
14_400	4FL Proposed Reflected Ceiling Layout	D
16_000	GFL Proposed Wall Types	B
16_100	1FL Proposed Wall Types	B
16_200	2FL Proposed Wall Types	A
16_300	3FL Proposed Wall Types	A
16_400	4FL Proposed Wall Types	A
17_000	GFL Proposed Floor Finishes	D
17_100	1FL Proposed Floor Finishes	B
17_200	2FL Proposed Floor Finishes	D
17_300	3FL Proposed Floor Finishes	B
17_400	4FL Proposed Floor Finishes	A
18_000	GFL Proposed Wall Finishes	B
18_100	1FL Proposed Wall Finishes	C
18_200	2FL Proposed Wall Finishes	D
18_300	3FL Proposed Wall Finishes	D
18_400	4FL Proposed Wall Finishes	C
24_000	GFL Proposed Disabled Access WC & Shower	C
24_001	GFL Proposed Typical Shower	C
24_002	Proposed Typical WC	D
36_000	Standard Details	A

Above Ground Drainage Layout, Ground Floor WECE-347-M-100	T7
Above Ground Drainage Layout, First Floor WECE-347-M-101	T7
Above Ground Drainage Layout, Second Floor WECE-347-M-102	T7
Above Ground Drainage Layout, Third Floor WECE-347-M-103	T7
Above Ground Drainage Layout, Fourth Floor WECE-347-M-104	T7
Above Ground Drainage, Layout, Roof WECE-347-M-105	T7
Domestic Services Layout, Ground Floor WECE-347-M-200	T6
Domestic Services Layout, First Floor WECE-347-M-201	T6
Domestic Services Layout, Second Floor WECE-347-M-202	T6
Domestic Services Layout, Third Floor WECE-347-M-203	T6
Domestic Services Layout, Fourth Floor WECE-347-M-204	T6
Ventilation Layout, Ground Floor WECE-347-M-300	T4
Ventilation Layout, First Floor WECE-347-M-301	T6
Ventilation Layout, Second Floor WECE-347-M-302	T6
Ventilation Layout, Third Floor WECE-347-M-303	T6
Ventilation Layout, Fourth Floor WECE-347-M-304	T6
Lighting Layout, Ground Floor WECE-347-E-100	T6
Lighting Layout, First Floor WECE-347-E-101	T6
Lighting Layout, Second Floor WECE-347-E-102	T5
Lighting Layout, Third Floor WECE-347-E-103	T5
Lighting Layout, Fourth Floor WECE-347-E-104	T5
Small Power & Communications Layout, Ground Floor WECE-347-E-200	T6
Small Power & Communications Layout, First Floor WECE-347-E-201	T8
Small Power & Communications Layout, Second Floor WECE-347-E-202	T6

Small Power & Communications Layout, Third Floor WECE-347-E-203	T8	
Small Power & Communications Layout, Fourth Floor WECE-347-E-204	T8	
Fire Alarm & Security Layout, Ground Floor WECE-347-E-300		T5
Fire Alarm & Security Layout, First Floor WECE-347-E-301	T5	
Fire Alarm & Security Layout, Second Floor WECE-347-E-302	T5	
Fire Alarm & Security Layout, Third Floor WECE-347-E-303	T5	
Fire Alarm & Security Layout, Fourth Floor WECE-347-E-304		T5
Containment Layout, Ground Floor WECE-347-E-400	T4	
Containment Layout, First Floor WECE-347-E-401	T4	
Containment Layout, Second Floor WECE-347-E-402		T4
Containment Layout, Third Floor WECE-347-E-403	T6	
Containment Layout, Fourth Floor WECE-347-E-404	T6	

All received 21 September 2023.

Heritage Statement prepared by Paul Butler Associates December 2023, Rev A).

Design and Access Statement prepared by Park Designed.

Architectural Method Statement prepared by Park Designed.

Noise Assessment prepared by AEC Ltd (24 August 2023, ref: P4792/L01c/RDC).

OBI Finishes Schedule (20.11.2023, Rev C)

Hirst Conservation Results of Architectural Paint Research Report (02.06.2023)

OBI Finishes Method Statement (20.11.2023, Rev A)

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 information as set out on the approved plans, additional details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority (pre-commencement):

- (a) Full and final joinery details of the new hoist doors to rear elevations
- (b) Structural Engineers' drawings and details of the proposed works associated with the proposed new level access, as per drawing no. 508.
- (c) Full and final details of the proposed fire door to Reyner Street
- (d) Full and final details of works proposed to the existing rear staircases and panelling, including a detailed method statement and the proposed restoration & repair schedule
- (e) Cleaning methodology and sample of cleaning and paintwork removal to external stonework and brickwork
- (f) Full and final details of the proposed new gate to the bin store to Reyner Street
- (g) Structural Engineers' drawings and details of the glazed floor reinstatement in the extension
- (h) Full and final details of any new external installations, including external lighting and security features
- (i) Further M&E and drainage details other than as per approved drawings, including a complete cross-section of the proposed services to ground, first and fourth floor, detail of any penetrations through historic fabric and full and final details of proposed manifestation, location and appearance of any containment (i.e. refrigerant pipework to the main staircase, electrical conduits).
- (j) Full and final details of the vents/louvres to external elevations
- (k) Full and final details of the proposed new windows and railings to Charlotte Street and Faulkner Street
- (l) Full and final details of acoustic, fire and thermal insulation to walls, ceilings and floors;
- (m) A method statement for and samples of works to historic fabric and features, including, but not limited to, joinery (windows, doors and surrounds), brickwork (including mortar), floorboards, historic sprinkler system and ironwork;

(n) full and final details of the new partitions to external walls, including affixing detail

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 detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

4) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure 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. No development shall commence unless and until the above details have been agreed.

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 detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

First Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Second Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Eleventh Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Tenth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Second Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Twelfth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Ninth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Eighth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Seventh Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Sixth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Fifth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Fourth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Third Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Second Floor Rooms 8 And 9, 41 Faulkner Street, Manchester, M1 4EE
Ground Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Second Floor, 41 Faulkner Street, Manchester, M1 4EE
Caffe Nero, 32 Portland Street, Manchester, M1 4GS
Flat 3, 54 Portland Street, Manchester, M1 4QU
Flat 2, 54 Portland Street, Manchester, M1 4QU
Flat 1, 54 Portland Street, Manchester, M1 4QU
Third Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
1 - 37 Faulkner Street, Manchester, M1 4ET
WING FAT SUPERMARKET LTD, 49 Faulkner Street, Manchester, M1 4EE
Third Floor, 41 Faulkner Street, Manchester, M1 4EE
Ground Floor, 41 Faulkner Street, Manchester, M1 4EE
Sub Basement And Basement, 41 Faulkner Street, Manchester, M1 4EE
Second Floor, 52 Portland Street, Manchester, M1 4QU
Fourth Floor, 52 Portland Street, Manchester, M1 4QU
Second Floor, 44 Portland Street, Manchester, M1 4GS
50 Portland Street, Manchester, M1 4QU
44 - 46 Faulkner Street, Manchester, M1 4FH
Third Floor Office, 36 Charlotte Street, Manchester, M1 4FD
Fourth Floor Office, 36 Charlotte Street, Manchester, M1 4FD
Basement And Ground Floor Restaurant, 36 Charlotte Street, Manchester, M1 4FD
First Floor And Second Floor, 36 Charlotte Street, Manchester, M1 4FD
Basement, Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD
Ground Floor To Fourth Floor, Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD
First Floor To Third Floor, 45 - 47 Faulkner Street, Manchester, M1 4EE
First Floor And Second Floor Room 7, 41 Faulkner Street, Manchester, M1 4EE
41 Faulkner Street, Manchester, M1 4EE
44 Portland Street, Manchester, M1 4GS
Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Magnus Ltd, Suite B, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Brindle And Yam Solicitors, Suite A, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Fifth Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Fourth Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
First Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4EX
Fourth Floor, 44 Portland Street, Manchester, M1 4GS
45 - 47 Faulkner Street, Manchester, M1 4EE

46 Portland Street, Manchester, M1 4QU
First Floor, 52 Portland Street, Manchester, M1 4QU
First Floor, 44 Portland Street, Manchester, M1 4GS
Ground Floor, 45 - 47 Faulkner Street, Manchester, M1 4EE
Second Floor, 36 Charlotte Street, Manchester, M1 4FD
52 Portland Street, Manchester, M1 4QU
48 Portland Street, Manchester, M1 4QU
54 Portland Street, Manchester, M1 4QU
Basement, 52 Portland Street, Manchester, M1 4QU
Basement, 45 - 47 Faulkner Street, Manchester, M1 4EE
Third Floor, 44 Portland Street, Manchester, M1 4GS
Sub Basement, 36 Charlotte Street, Manchester, M1 4FD
42 Portland Street, Manchester, M1 4GS
39 Faulkner Street, Manchester, M1 4EE

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - George Street Conservation Area 1985
Area Team Boundary - Name: CENTRAL