

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 136977/LO/2023

**Date registered valid:** 18 July 2023

**Proposal:** Alterations of room divisions at the first and second floors and minor internal alterations to provide up to date toilet and kitchen facilities and remedial and repair work.

**Address:** 65 Princess Street, Manchester, M2 4EG

**Ward(s):** Deansgate Ward

**Applicant:** Mr Nick Davies Axis Property Consultancy LLP

**Agent (if any):** Miss Lorraine King Stantec

**Case officer:** David Brettell  
Tel: 0161 234 4556  
Email: dave.brettell@manchester.gov.uk

**Recommendation:** APPROVE

**Date of recommendation:** 9<sup>th</sup> November 2023

## Application details

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:** 10 August 2023

### Standard consultations:

Printed: 4 August 2023      Expired: 25 August 2023

### Neighbour notifications

Printed: 4 August 2023      Expired: 25 August 2023

### Site notice

Posted: 10 August 2023      Expired: 31 August 2023

### Press advert

Published: 8 August 2023      Expired: 22 August 2023

**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 Albert Square Conservation Area 1972

### Tree Preservation Order:

## Description of area

65 Princess Street is a Grade II listed building, which forms part of a terrace, adjacent to The Waterhouse PH, directly facing Manchester Town Hall. It lies within Albert Square Conservation Area.

The building has been vacant for some considerable time, having last be used as offices.

## Description of development

This application proposed limited works to the interior of the building, including the stairwell giving access to the upper two floors. All other listed building works are at first and second floor levels. Any intended works to the ground floor, and exterior, would be subject to a future LBC.

The interior has little heritage value, having been subject to poor quality renovations at some point in the past, and walls, ceilings, floors, doors, skirtings and cornices have for the most-part been removed completely and /or replaced. The current proposals are required to bring the upper floors back into office use, and include:

Toilet and kitchen facilities provided at first floor, involving the removal of modern partitions

Increasing the width of an existing door opening linking the front and rear rooms at first and second floor levels

New timber doors

Refurbished secondary glazing

Removal of suspended ceilings

Re-plastering

Other limited repair works are proposed, as required, e.g. rainwater goods and roof slates.

## **Consultations & Notification Responses**

UDC – No objections, further to site meeting

## **Issues**

Relevant Local Policies

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) 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.

CC9 - Design and Heritage- The proposed removal of small sections of wall would not have an adverse impact on the listed building and other upgrading works are considered limited and acceptable.

Policy EN3 Heritage - This policy states that throughout the city, the Council would encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the city centre.

Policy DM 1- Development Management - This outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal: appropriate siting, layout, scale, form, massing, materials and detail, Design for Health, adequacy of internal accommodation and amenity space, impact on the surrounding areas in terms of the design, scale and appearance of the proposed development, that 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, accessibility to buildings, neighbourhoods and sustainable transport modes, impact on safety,

crime prevention and health; adequacy of internal accommodation , external amenity space, refuse storage and collection, vehicular access and car parking, and impact on biodiversity, landscape, archaeological or built heritage,

## Saved UDP Policies

Policy DC19.1 Listed Buildings - In determining applications for listed building consent, or development involving buildings of special architectural or historic merit, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings.

Whilst it is inevitable that the loss of fabric must inevitably result in harm to the significance of the listed building, it is the level of this harm that has to be assessed. Harm to the significance of a listed building should be weighed against the public benefits of the proposal, including securing its optimum viable uses. This proposal will result in benefits including creating usable office floorspace, jobs and improvements to the building.

Accordingly, the minor works proposed by this application, including the removal of minimal areas of wall and partitions, are considered acceptable,

## 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:**

### **Article 35 Declaration**

In assessing the merits of a planning application, officers will seek to work 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, no such issues have arisen, and the proposals are considered acceptable.

### **Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

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, submitted to the City Council, as local planning authority:

Location Plan, including site edged red, received 15<sup>th</sup> May 2023

Proposed Ground Floor Plan Ref:103 Rev 01, received 15<sup>th</sup> May 2023

Proposed First Floor Plan Ref:104 Rev 01, received 15<sup>th</sup> May 2023

Proposed Second Floor Plan Ref:105 Rev 01, received 15<sup>th</sup> May 2023

Proposed Rear Elevation Ref:107 Rev 01, received 15<sup>th</sup> May 2023

Proposed Rear Elevation Ref:108 Rev 01, received 15<sup>th</sup> May 2023

Proposed Roof Plan Ref:109 Rev 01, received 15<sup>th</sup> May 2023

Proposed Secondary Glazing Ref 130 Rev 01, received 15<sup>th</sup> May 2023

Proposed Door Detail Ref:131 Rev 01, received 15<sup>th</sup> May 2023

Proposed Ground Floor Ceiling Ref:110 Rev 01, received 16<sup>th</sup> June 2023

Proposed First Floor Ceiling Ref:111 Rev 01, received 16<sup>th</sup> June 2023

Proposed Second Floor Ceiling Ref:112 Rev 01, received 16<sup>th</sup> June 2023

Proposed Front Elevation Ref:110 Rev 01, received 18<sup>th</sup> July 2023

Design and Access Statement, including Heritage Statement, received 15<sup>th</sup> May 2023

Structural Survey, received 15<sup>th</sup> May 2023

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



## **Appendix 1 – List of consultees & neighbours notified**

### Heritage & Urban Design

Tesco Express, 55 Princess Street, Manchester, M2 4EW  
City Arms, 48 Kennedy Street, Manchester, M2 4BQ  
Sixth Floor, 55 Princess Street, Manchester, M2 4EW  
Fifth Floor, 55 Princess Street, Manchester, M2 4EW  
Fourth Floor, 55 Princess Street, Manchester, M2 4EW  
Third Floor, 55 Princess Street, Manchester, M2 4EW  
Second Floor, 55 Princess Street, Manchester, M2 4EW  
First Floor, 55 Princess Street, Manchester, M2 4EW  
Ground Floor, 55 Princess Street, Manchester, M2 4EW  
63 Princess Street, Manchester, M2 4EQ  
Flat At, City Arms, 48 Kennedy Street, Manchester, M2 4BQ  
First Floor, 57 Princess Street, Manchester, M2 4EQ  
Second Floor, 57 Princess Street, Manchester, M2 4EQ  
Third Floor, 57 Princess Street, Manchester, M2 4EQ  
Fourth Floor, 57 Princess Street, Manchester, M2 4EQ  
Basement And Ground Floor, 65 Princess Street, Manchester, M2 4EG  
55 Princess Street, Manchester, M2 4EW  
Town Hall, Albert Square, Manchester, M2 5DB  
City Council Engineers And Surveyors, Albert Square, Manchester, M2 5HD  
57 Princess Street, Manchester, M2 4EQ  
57 - 63 Princess Street, Manchester, M2 4EG  
42 - 44 Kennedy Street, Manchester, M2 4BQ  
The Waterhouse, 67 - 71 Princess Street, Manchester, M2 4EG  
Vine Inn, 46 Kennedy Street, Manchester, M2 4BQ

## **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 - Upper King Street (Extension) Conservation Area 1985  
Conservation Area - Albert Square Conservation Area 1972  
Area Team Boundary - Name: CENTRAL