

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136417/FO/2023 and 136418/LO/2023

Date registered valid: 29 March 2023

Proposal: Conversion of existing language school into 12 no. apartments and associated external works
Listed building consent for internal and external works associated with conversion of existing language school into 12 no. apartments.

Address: St Margarets Chambers , 5 Newton Street, Manchester, M1 1HL

Ward(s): Piccadilly Ward

Applicant: Mr Stephen Elias Charlotte Street Estates Limited

Agent (if any): Ms Heloise Wood Atelier MB

Case officer: Angela Leckie
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Recommendation: 136417/FO/2023: Approve and 136418/LO/2023 Approve

Date of recommendation: 07-09-23

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Major Dwellings Listed Building Consent

Date of site visit: 25.04.2023

Standard consultations:

Printed: 14 April 2023 Expired: 5 May 2023

Neighbour notifications

Printed: 14 April 2023 Expired: 5 May 2023

Site notices

Posted: 18 April 2023 Expired: 9 May 2023

Press adverts

Published: 18 April 2023 Expired: 9 May 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to the upper floors of a building at 1-11 Newton Street known as St Margaret's Chambers. The 5 storey building plus attic and basement sits in a prominent city centre position with its main entrance on Newton St. It has elevations to Newton Street, Piccadilly and Back Piccadilly, is Grade II Listed and located within the Stevenson Square Conservation Area.

St Margaret's Chambers is a brick and stone property, built circa 1890 in the Elizabethan style with particularly elaborately shaped gables. Historically St Margaret's Chambers was a commercial premises, built as ground floor shops with offices above. Externally the building has elaborate in architectural style with a decorative frieze to external elevations and ornate gables.

The property has undergone a lot of internal modifications in recent years, including the insertion of a lift into the stairwell. There has been a lot of additional subdivision, and the introduction of toilets and kitchen areas.

Most rooms are missing at least some of their historic details. Many of the panelled partitions have been modified in some way, and it is unclear the dating of many. Some appear to be from the C1930s onwards. Many partitions are much later and are of modern construction as are many of the doors.

Whilst some of the sash windows remain, many have been modified into casements, whilst others have been replaced with timber subframes and steel casements. Remnants of contemporary secondary glazing remain to the bay windows on some floors.

At ground floor, areas of historic terrazzo remain underneath contemporary flooring, whilst many of the walls to the staircase retain low level decorative blue glazed tiles. The balustrades remain predominantly. Some cornicing and skirtings remain, but many are poor quality contemporary versions.

Notwithstanding this despite modern alterations and additions, the building survives fairly intact, with much of its original floorplan and features.

Other features of particular heritage valued are timber panelling with integral glass panels, lath and plaster ceilings some with decorative cornicing, original timber sash windows, original fire places and some original decorative plaster ceilings. Internally above ground floor level each floor follows a similar pattern with a central corridor and cellular spaces located off to each side accessed by their own door. A small lightwell to the rear is terminated by a pitched roof.

The ground floor units are established and fully let as retail units the last use of the upper floors as a language school ceased in 2020.

Description of area

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship

Description of development

Planning Consent is sought for the conversion of existing language school into 12 no. apartments along with associated external works comprising 4 x 1 bed, 5 x 2 bed and 3 x 3 bed units; and

Listed building consent is sought for internal and external works associated with conversion of existing language school into 12 no. apartments. 12 cycle parking space would be provided in the basement along with a bin store.

In more detail the works required to facilitate this conversion would include the following:

Internal Works

- Upgrade and repair of fabric to increase energy efficiency
- Repairs to lightwell;
- Removal of modern partition and minimal insertion of new partitions to sub divide the floors into apartments;
- Retention, revealing and restoration of features of significance, including terrazzo floors, timber panelled walls and sash windows;
- Creation of internal refuse and bike storage areas;
- Improved entrance lobby with accessible entrance providing level access to a newly refurbished lift and stairwell;
- Raising existing floors to achieve the necessary fire, acoustic and thermal improvements necessary for change of use;
- Upgrades to existing timber partitions to achieve necessary fire rating comprising integrating secondary partitions. These will be retained where possible and exposed and utilised as part of the character of the newly created spaces;
- Upgrade of the roof insulation through applying insulation to the existing lath and plaster, with a new plaster ceiling under drawing the insulation layer;
- Historic doorways, doors and their joinery are to be retained and exposed where possible;
- Non-historic fittings will be removed throughout (i.e., sanitary/kitchen fittings and furniture);
- Insertion of services for M&E (ventilation to apartments)

External Works

- External repairs;
- Retain and repair original sash windows and 4th floor casements and add secondary glazing;
- Replacement of non original windows with timber frame casement with secondary glazing;
- Installation of new entrance door;
- Installation of slate vents to upgraded roof.

Consultations & Notification Responses

136417/FO/2023

Publicity – The application was advertised as affecting a listed building, the character of a conservation area and as a public interest development. A site notice was displayed adjacent to the site. Occupiers of adjacent properties were notified about the application. No representations have been received.

Head of Highways: Have no objections.

Head of Environmental Health: Have no objections subject to compliance with conditions relating to Acoustic Insulation, Refuse, and Construction Management.

GMP (Design for Security): Have made recommendations about measures which should be incorporated within the proposals to prevent issues related to crime and disorder.

136418/LO/2023

Publicity - The application was advertised as affecting a listed building,. A site notice was displayed adjacent to the site. No representations have been received.

Issues

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

Section 5 – Delivering a sufficient supply of homes – The proposals would be consistent with the aim of the government's objective of significantly boosting the supply of homes of a variety of sizes, types and tenures.

Section 6 - Building a strong and competitive economy- It is noted that the proposal would result in street level activity and would generally be acceptable in principle in a mixed use City Centre environment.

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 street level activity which would generally be acceptable in principle in locations associated with a bar or restaurant use within the City Centre.

Section 12. Achieving Well- Designed Places- States that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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.

In terms of the NPPF the following should also be noted:

Paragraph 193 states that when considering the impact of a proposal 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 194 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.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197 In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. 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.

200. 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

201. 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.

202. 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.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated)

publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

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.

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 Sections 12 and 16 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 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 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.

The alignment of the proposals with SP1 and DM1 is set out below/

Policy H1 Overall Housing Provision – identifies the need for more housing within the City and supports appropriate forms of residential development within the City Centre. The proposals would support this policy.

Policy CC3 Housing – The proposals would support the provision of high quality residential apartments within the City Centre required by this policy.

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 a residential use in this location is acceptable.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The alignment with this policy is set out below.

Policy EN 3 Heritage – which states that throughout the City, the Council will 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. The alignment with this policy is set out below.

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. The alignment with this policy is set out below

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity. The alignment with this policy is set out below

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. The alignment with this policy is set out below

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. The alignment with this policy is set out below

ISSUES

The Schemes Contribution to Regeneration and Housing Delivery – Regeneration is an important planning consideration. The City Centre is the primary economic driver of the region and is crucial to its longer term economic success. There is an important link between economic growth, regeneration, and the provision of new housing and as the national economy has entered a new growth cycle, it is essential that new homes are provided. In its current condition the vacant property has a negative impact on the street scene, the Smithfield Conservation Area and the Northern Quarter.

The proposals would bring benefits in terms of the reuse of the currently vacant upper floors of a building on a key corner in the Northern Quarter and on a key route linking Piccadilly Station and the Retail Core. The proposal would support population growth, contribute to the economy, and help to sustain the Northern Quarter as a vibrant place to work and live. The proposal would contribute to meeting housing need within an area that has been identified as being suitable for new residential development. The proposed would appeal to a range of potential occupiers.

Given the above, the proposed development would be consistent with sections 1 and 2 of the National Planning Policy Framework, and Core Strategy policies H1, SP1, CC3, CC7, and DM1.

Affordable housing provision – The number of units proposed falls below the 15 or more units level that requires a contribution to be made to the City-wide target for 20% of new housing provision to be affordable.

Residential development - density/type/accommodation standards – All but one apartment would comply with the spaces standards as set out in the Residential Quality Guidance and National Space Standards. However, 10 of the apartments would exceed the standards some quite considerably due to the spaces created by balancing fitting apartments within a listed building without having an unacceptable level of heritage harm. On this basis on balance the one non compliant apartment is accepted.

The Residential Quality Guidance highlights the importance of providing homes which meet a range of needs including city centre family living. The 2 and 3 bedroom apartments would be suitable for a range of users which could include a small family.

It is considered that the development complies with policies SP1, H1 and DM1 of the Manchester Core Strategy.

Design Issues, relationship to context and impact on the Character of the Listed Building and Character of the Conservation Area – 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.

The proposed change of use would help secure the full use of the property in a prominent location in the Stevenson Square Conservation Area. The building would be enhanced internally and externally.

Currently the upper floors of the building and the basement are generally in a poor state of repair following the loss of the previous tenants and unauthorised works which were carried out. The proposals would arrest any further deterioration of its condition associated with its ongoing vacancy and reverse many of the inappropriate modern interventions.

The proposals would result in various instances of both adverse and beneficial direct impacts upon the listed building. Instances of beneficial impact focus on the restoration and enhancement of the most significant parts of the building, where original and early features will be retained, restored or enhanced.

The conservation philosophy is based on retaining as much historic fabric as possible, maintaining the existing character of compartmentalised spaces linked by corridors. It is noted that the proposals would largely respect and enhance the original 19th century character of the building and its surviving features. The entrance, lightwell and circulation core would remain with minor alterations, preserving the plan form as far as possible. It is noted that several layouts have been explored in conjunction with the client and the letting agent. These would prioritise the removal of modern partitions and minimise the introduction of new partitions. Non original windows would be upgraded.

Thus, the proposals aim to maintain, enhance and expose the surviving highly significant building elements and features throughout the most complete and highest significant parts of the building.

Where there is loss or alternation of historic fabric this is principally due to the necessity of bringing up to the regulatory standards necessary to support the proposed and historic use of the upper floors, relating to the need to provide functional residential layouts and useable accommodation which would be suitable for a modern standard of residential occupation and to physically separate operation of the ground floor with the apartments above and the areas of basement associated with that use.

Notwithstanding the harm to the historic fabric of the building from these proposals some level of mitigation is provided to off set that harm.

The existing floors need to be improved in terms of fire, acoustics and energy efficiency. It is noted that the option of upgrading at ceiling or floor level was explored. Any upgrade at ceiling level would cover all of the existing coving. The alternative is to layer over the existing floor. Although this requires the existing skirting to be lifted, the quality of these features is considered to be lower than the ceiling detail and can be much more readily relocated. The floor needs only be raised by circa 50mm therefore any modifications to existing thresholds will be minimum. The floor will be graded in the circulation area to maintain the existing stair levels

The existing partitions require fire and acoustic upgrade. Many of these are of a timber and glass panel design. Upgrading the fire rating of this fabric, was considered but it is accepted that this is unworkable and could not be certified as safe. Secondary partitions are therefore proposed which in many instances can be positioned to maintain the cornicing and as such are fully reversible. It is noted that the layout has been designed such that the secondary partitions are located on the least visible side – i.e. where kitchens are proposed, and as such the original panelling remains visible in most of the corridors where space allows. Where required, the timber panelled doors will be upgraded with intumescent paper which will minimally alter their aesthetic and form.

The principal of the approach to the installation of the M&E necessary to facilitate the residential conversion is accepted and as with other detailed elements the final details will have to be agreed via the discharge of conditions which would be attached to any consent granted.

Other mitigation for harm includes the use of stone lintels above the bin store opening, all fireplaces will be opened up and modern paintwork to tiling will be carefully removed, any features of significance revealed during soft strip will be retained and on the fourth floor, the assumed lime/lath and plaster ceilings would be retained, with small sections removed to accommodate breathable new insulation which would be reinstated to match after completion.

Externally, the proposals for the front of the building would have a beneficial impact on the Stevenson Square Conservation Area due to the installation of a more visually appropriate entrance door, replacement of non original windows to give the façade a more visually coherent appearance and through the proposed external repair works.

In the context of the above in terms of levels of harm, adverse interventions relate to the need to accommodate new building services and facilities throughout the building, and also to enable the building to successfully function as ground floor commercial and as separate apartments, allowing for the reversal of previous unsympathetic alterations to the building.

The proposals will overall enhance the special interest of the building and the ability to understand and appreciate it.

It is considered that the combined physical (direct) impacts on the Grade II listed St Margaret's Chambers will be moderate beneficial, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets, whilst greatly contributing to wider conservation objectives established in national and local policy.

The proposed internal and external changes would overall be beneficial in nature and any harm would be less than substantial. The works would enhance the character and fabric of the listed building and the character of the surrounding conservation area.

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the proposals would be beneficial in the context of the architectural and historic character and fabric of the listed building and the character of the conservation area.

On the above basis the proposals are considered on balance to be acceptable.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 193, 197, 200 and 201 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

Car Parking, cycle parking and relationship to public transport infrastructure

The site is highly accessibility via public transport including Metrolink, Metroshuttle, mainline rail and bus and the on-going public transport improvements within the City Centre would further enhance accessibility. 12 cycle parking space will be in the basement.

On the basis of the above the proposals are consistent with Core Strategy Policies DM1, T1 and T2.

Energy Efficiency and Sustainability - New developments should attain high standards of sustainability because of their high profile and local impact. The Code for Sustainable Homes was revoked in March 2015 but it is important to understand how a development performs in respect of waste efficiency and energy standards.

The opportunities to retrofit sustainability measures are limited by existing site constraints. The proposal is supported by an Energy Statement which sets out how within the limitations of the historic fabric of the listed building the energy efficiency and consequent reduction in carbon emissions associated with the development would be realised.

All heating would be electric, and the energy efficiency of the building will be improved through upgrades to or replacement of existing windows and the roof. Mechanical ventilation with heat recovery (MVHR) system will be specified in the dwelling to further reduce the heat losses and the energy demand of the apartments.

Heating systems will be provided with zonal, programmable thermostatic controls which will allow occupants to control zones within their units independently for maximum flexibility. This is intended to reduce the demand for additional energy usage.

In addition, a key sustainability feature of the proposal is the reuse of an existing building with limited alterations to reduce construction waste

The proposal would deliver a scheme that is efficient and cost effective during occupation and accords with the adopted Core Strategy Policy EN 4, EN6 and the Supplementary Planning Document (SPD) criteria.

Noise

Given the nature of uses within the adjacent area there is a need for a suitable level of acoustic insulation and ventilation to the property to attain acceptable internal noise standards within the property whilst preventing overheating. The final details of this would be secured via a pre-commencement condition to be attached to any consent granted. A condition would also ensure that there is no unacceptable level of noise transfer from the commercial unit into the residential accommodation above.

New housing would complement the existing residential and commercial uses, would activate a vacant site. There are no amenity issues associated with the proposal that would impact on surrounding residential properties. It is considered that the proposals are therefore consistent with Core Strategy Policies DM1 and SP1 and saved UDP policy 26.1

Crime and Disorder - The increased impression of activity from the re-use of this building would improve security and surveillance. It is noted that the recommendations from consultation with GMP Secure by Design have been incorporated into the final design of the development. Subject to compliance with this and in view of the above the proposals are consistent with Core Strategy Policy DM1.

Waste and Recycling - Refuse and recycling facilities would be provided within internal bins stores for moving for collection.

In view of the above it is considered that this is consistent with Core Strategy policy DM1.

Disabled access –. Alterations to the existing ground floor stairs would facilitate access to the ground floor lift which serves the upper floors. Although a larger lift would accommodate a larger range of users this has to be balanced against the visual and physical harm to the listed building that this would result in and with maintaining adequate space for other building users and functions. These mitigating factors are considered on balance to be acceptable.

In view of the above with respect to disabled access the proposals are considered on balance to be consistent with the requirements of Core Strategy Policy DM1 and DC7.

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.

Recommendations:

136417/FO/2023 : Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

136417/FO/2023

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 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:

(a) Site Location Plan 1907 (E(900) Rev A stamped as received on 06-03-23;

(b) Dwgs P(101) Basement Strip-out Rev A, P(110) Ground Floor Proposed Rev D, P(111) Ground Floor Strip Out, P(112) Ground - Basement Floor Plan Bin Cycle Store, P(119) Ground floor - Entrance Lobby Options, P(120) First Floor Plan Proposed rev G, P(121) First Floor Strip Out Rev A, P(130) Proposed Second Floor Plan Rev H, P(131) Second Floor Strip Out Rev A, P(140) Proposed Third Floor Plan Rev G, P(141) Third Floor Strip Out Rev A, P(150) Proposed Fourth Floor Plan Rev G, P(151) Fourth Floor Strip Out Rev A and , P(160) Proposed Roof Plan Rev A all stamped as received on 04-08-2

(c) Dwgs P(200) Piccadilly Elevation - Proposed Rev C, P(201) Piccadilly Elevation - Strip-Out Rev A, P(206) Piccadilly Elevation - Proposed Repairs and Conditions, P(210) Newton Street Elevation - Proposed Rev C, P(211) Newton Street Elevation 1-2 - Proposed Rev C, P(212) Newton Street Elevation 2-2 - Proposed Rev C, P(213) Newton Street Elevation - Strip-Out, P(214) Newton Street Elevation 1-2 - Strip-Out Rev C, P(215) Newton Street Elevation 2-2 - Strip-Out, P(216) Newton Street Elevation - Proposed Repairs and Conditions 1-2, P(217) Newton Street Elevation - Proposed Repairs and Conditions 2-2 Rev C, P(220) Back Picadilly Elevation - Proposed Rev C, P(222) Back Picadilly Elevation - Strip-Out Rev B, P(226) Back Picadilly Elevation - Proposed Repairs and Conditions, P(230) Lightwell Elevations - Proposed Rev A, P(231) Lightwell Elevations - Strip-Out Rev A, P(236) Lightwell Elevations - Proposed Repairs and Conditions 1-2 and P(237) Lightwell Elevations - Proposed Repairs and Conditions 2-2 Rev A all stamped as received on 04-08-23;

(d) Dwgs P(300) Proposed Section AA rev A, P(301) Proposed Section AA Strip-Out, P(310) Proposed Section BB Rev A, P(311) Proposed Section BB Strip-Out, P(320) Proposed Section CC, P(321) Proposed Section CC Strip-Out, P(330) Ground Floor Lobby Section AA Rev A, P(331) Ground Floor Lobby Section BB, P(332) Ground Floor Lobby Sections CC & DD Rev A, P(334) Ground Floor Bin Lift Section EE Rev B and P(335) Basement Proposed Opening Section GG Rev B all stamped as received on 04-08-23;

(e) Dwgs P(400) Typical Partition Detail Rev B, P(410) Typical Floor Build Up Proposed Upgrade Rev A, P(430) Details - windows Rev A, P(431) Roof Details 2 and P(440) Roof Details 1 all stamped as received on 04-08-23;

(f) Dwgs P(103) Proposed Basement Reflective Ceiling Plan and P(113) Proposed Ground Floor Reflective Ceiling Plan;

(g) Dwgs P(401) Typical Partition Detail - Sheet 2, P(402) Door and Partition Detail - Sheet 3, P(403) Panelled Wall Elevation - 1st Floor Lobby, and P(340) Fourth Floor Partitions all stamped as received on 04-08-23;

(h) Dwgs P(100) Basement Proposed Rev C and P(404) Rev A Panelled Wall Elevation - Upper floor Lobby both stamped as received on 16 04 23;

(i) Dwgs P(123) Rev A Proposed First Floor Reflective Ceiling Plan, P(133) Rev A Proposed Second Floor Reflective Ceiling Plan, P(143) Rev A Proposed Third Floor Reflective Ceiling Plan and P(153) Rev A Proposed Fourth Floor Reflective Ceiling Plan all stamped as received on 22 08 23;

(j) Method Statement Rev A- Door and Panel Modifications, Project Ref: 1907 St Margarets, Manchester by Atelier MB stamped as received on 16-08-23;

(k) St Margarets 1907 Envelope Repairs 23-02-2023 by Atelier Mb stamped as received on 13-03-23;

(l) Waste Proforma stamped as received on 25-04-23;

(m) ST MARGARET'S CHAMBERS, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, MARCH 2023, REF: 2022.213B by Element Sustainability stamped as received on 29-08-23;

(n) Section 8 of the St Margaret's Design and Access Statement by Atelier stamped as received on 06-03-23; and

(o) Ambient Noise and Building Envelope Assessment, Proposed Residential Development, St Margaret's Chambers, Newton Street, Manchester, M1 1HL, REPORT REFERENCE NO. J004193-5990-02-CW ,February 2023 by PDA stamped as received on the 13-07-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6, EN8, EN16, EN19 and DM1 saved Unitary Development Plan policies DC18.1, DC19.1 and DC26.1

3) The residential accommodation hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

4) Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) The scheme for the storage (including segregated waste recycling) and disposal of refuse as set out in the Waste Proforma stamped as received on 25-04-23 and section 8.3 of the St Margaret's Design and Access Statement by Atelier stamped as received on 06-03-23 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

6) The development hereby approved shall be carried out in accordance with the measures set out in the ST MARGARET'S CHAMBERS, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, MARCH 2023, REF: 2022.213B by Element Sustainability stamped as received on 29-08-23.

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

7) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details which should include the secondary entrance door certified to a burglary resistant standard (i.e. BS PAS 24) and the mailboxes are secure mailboxes (TS009:2019)

The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

8) Notwithstanding the recommendations within the Ambient Noise and Building Envelope Assessment, Proposed Residential Development, St Margaret's Chambers, Newton Street, Manchester, M1 1HL, REPORT REFERENCE NO. J004193-5990-02-CW ,February 2023 by PDA stamped as received on the 13-07-23 before development commences final details of the following shall be submitted:

(a) a scheme for acoustically insulating and mechanically ventilating the residential accommodation against local road traffic network, any local commercial/industrial noise sources including the ground floor / basement commercial units;

(b) An assessment of the potential for overheating and any required mitigation which the noise insulation scheme shall take into account

and shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation and ventilation scheme and shall be completed before any of the dwelling units are occupied.

The following noise criteria will be required to be achieved whilst providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq

In terms of insulation from entertainment noise the scheme 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 (Leq,5min), respectively.

(c) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

9) Prior to occupation of the residential accommodation a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non

compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

10) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

11) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) a programme for: providing details of all repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.

(b) The agreed works shall be implemented in accordance with the programme following sign off of samples;

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme;

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

12) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Full and final details of the proposed new windows [first floor and lightwell], including glazing specifications, complete cross-section and an in-situ sample of the new window to the first floor to Newton Street;

(b) Full and final details of the proposed secondary glazing, including affixing detail, finish and an in-situ sample;

(c) Full and final details of the proposed new door to Newton Street and the new opening to Back Piccadilly, including product specifications and finish of the proposed new louvre;

(d) Full and final details of external lighting, signage and other installations;

(e) Full and final details of the proposed rooflights, including complete cross-sections and material specifications ; and

(f) A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;

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.

136418/LO/2023 : Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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:

(a) Site Location Plan 1907 (E(900) Rev A stamped as received on 06-03-23;

(b) Dwgs P(101) Basement Strip-out Rev A, P(110) Ground Floor Proposed Rev D, P(111) Ground Floor Strip Out, P(112) Ground - Basement Floor Plan Bin Cycle Store, P(119) Ground floor - Entrance Lobby Options, P(120) First Floor Plan Proposed rev G, P(121) First Floor Strip Out Rev A, P(130) Proposed Second Floor Plan Rev H, P(131) Second Floor Strip Out Rev A, P(140) Proposed Third Floor Plan Rev G, P(141) Third Floor Strip Out Rev A, P(150) Proposed Fourth Floor Plan Rev G, P(151) Fourth Floor Strip Out Rev A and , P(160) Proposed Roof Plan Rev A all stamped as received on 04-08-2

(c) Dwgs P(200) Piccadilly Elevation - Proposed Rev C, P(201) Piccadilly Elevation - Strip-Out Rev A, P(206) Piccadilly Elevation - Proposed Repairs and Conditions, P(210) Newton Street Elevation - Proposed Rev C, P(211) Newton Street Elevation 1-2 - Proposed Rev C, P(212) Newton Street Elevation 2-2 - Proposed Rev C, P(213) Newton Street Elevation - Strip-Out, P(214) Newton Street Elevation 1-2 - Strip-Out Rev C, P(215) Newton Street Elevation 2-2 -

Strip-Out, P(216) Newton Street Elevation - Proposed Repairs and Conditions 1-2, P(217) Newton Street Elevation - Proposed Repairs and Conditions 2-2 Rev C, P(220) Back Picadilly Elevation - Proposed Rev C, P(222) Back Picadilly Elevation - Strip-Out Rev B, P(226) Back Picadilly Elevation - Proposed Repairs and Conditions, P(230) Lightwell Elevations - Proposed Rev A, P(231) Lightwell Elevations - Strip-Out Rev A, P(236) Lightwell Elevations - Proposed Repairs and Conditions 1-2 and P(237) Lightwell Elevations - Proposed Repairs and Conditions 2-2 Rev A all stamped as received on 04-08-23;

(d) Dwgs P(300) Proposed Section AA rev A, P(301) Proposed Section AA Strip-Out, P(310) Proposed Section BB Rev A, P(311) Proposed Section BB Strip-Out, P(320) Proposed Section CC, P(321) Proposed Section CC Strip-Out, P(330) Ground Floor Lobby Section AA Rev A, P(331) Ground Floor Lobby Section BB, P(332) Ground Floor Lobby Sections CC & DD Rev A, P(334) Ground Floor Bin Lift Section EE Rev B and P(335) Basement Proposed Opening Section GG Rev B all stamped as received on 04-08-23;

(e) Dwgs P(400) Typical Partition Detail Rev B, P(410) Typical Floor Build Up Proposed Upgrade Rev A, P(430) Details - windows Rev A, P(431) Roof Details 2 and P(440) Roof Details 1 all stamped as received on 04-08-23;

(f) Dwgs P(103) Proposed Basement Reflective Ceiling Plan and P(113) Proposed Ground Floor Reflective Ceiling Plan;

(g) Dwgs P(401) Typical Partition Detail - Sheet 2, P(402) Door and Partition Detail - Sheet 3, P(403) Panelled Wall Elevation - 1st Floor Lobby, and P(340) Fourth Floor Partitions all stamped as received on 04-08-23;

(h) Dwgs P(100) Basement Proposed Rev C and P(404) Rev A Panelled Wall Elevation - Upper floor Lobby both stamped as received on 16 04 23;

(i) Dwgs P(123) Rev A Proposed First Floor Reflective Ceiling Plan, P(133) Rev A Proposed Second Floor Reflective Ceiling Plan, P(143) Rev A Proposed Third Floor Reflective Ceiling Plan and P(153) Rev A Proposed Fourth Floor Reflective Ceiling Plan all stamped as received on 22 08 23;

(j) Method Statement Rev A- Door and Panel Modifications, Project Ref: 1907 St Margarets, Manchester by Atelier MB stamped as received on 16-08-23;

(k) St Margarets 1907 Envelope Repairs 23-02-2023 by Atelier Mb stamped as received on 13-03-23;

(l) Waste Proforma stamped as received on 25-04-23;

(m) ST MARGARET'S CHAMBERS, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, MARCH 2023, REF: 2022.213B by Element Sustainability stamped as received on 29-08-23;

(n) Section 8 of the St Margaret's Design and Access Statement by Atelier stamped as received on 06-03-23; and

(o) Ambient Noise and Building Envelope Assessment, Proposed Residential Development, St Margaret's Chambers, Newton Street, Manchester, M1 1HL, REPORT REFERENCE NO. J004193-5990-02-CW ,February 2023 by PDA stamped as received on the 13-07-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6, EN8, EN16, EN19 and DM1 saved Unitary Development Plan policies DC18.1, DC19.1 and DC26.1

3) Before any works necessary to implement the approval commence 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. 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 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) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) a programme for: providing details of all repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.

(b) The agreed works shall be implemented in accordance with the programme following sign off of samples;

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme;

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

5) Before the works hereby granted consent are commenced details of a watching brief for the strip out shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Full and final details of fire and acoustic separation works to walls, ceilings and floors;
- b) Final details of M&E services including details of impact on original/ historic fabric; and internal manifestation.
- c) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;
- d) Details of any structural strengthening works and other structural interventions .
- e) A detailed audit of all internal and external features of historic and industrial interest and details of how these will be reused, refurbished or reinstated;
- f) A schedule of paint sampling including all painted surfaces such as the cast iron columns, timbers and walls as a record and in order to inform the proposed decoration;
- g) Full and final detail of the proposed new partitional, showing junction and affixing detail to timber panelling, walls, ceilings and floors; and
- h) Full and final details of the proposed suspended ceilings, including location and method of fixing.

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

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.

7) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Full and final details of the proposed new windows [first floor and lightwell], including glazing specifications, complete cross-section and an in-situ sample of the new window to the first floor to Newton Street;
- (b) Full and final details of the proposed secondary glazing, including affixing detail, finish and an in-situ sample;
- (c) Full and final details of the works to the tiles to staircase and terrazzo flooring to Newton Street entrance, including methodology and cleaning sample;
- (d) In-situ sample of the repaired and altered timber TG panelling;
- (e) Final location of the relocated original/historic timber doors;
- (f) Full and final details of the proposed new door to Newton Street and the new opening to Back Piccadilly, including product specifications and finish of the proposed new louvre;
- (g) Full and final details of the works to repair and reinstate cornices, including location;
- (h) Full and final details of external lighting, signage and other installations;

- (i) Full and final details of internal finishes to walls, floors and ceilings;
- (j) Full and final details of the proposed new platform lift and associated works to the Newton Street entrance, including details of the proposed new handrail;
- (k) Full and final details of the proposed rooflights, including complete cross-sections and material specifications ; and
- (l) A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

55A Piccadilly, Manchester, M1 2AP
Costa Coffee, Unit 1, 1 Portland Street, Manchester, M1 3BE
Flat At, 33 Back Piccadilly, Manchester, M1 1HP
11 Newton Street, Manchester, M1 1HF
1 Newton Street, Manchester, M1 1HW
Part First Floor And Second Floor, 59 Piccadilly, Manchester, M1 2AQ
Serviced Apartment 4, 31 Back Piccadilly, Manchester, M1 1HP
Serviced Aparment 5, 31 Back Piccadilly, Manchester, M1 1HP
Serviced Apartment 3, 31 Back Piccadilly, Manchester, M1 1HP
9 Newton Street, Manchester, M1 1HF
3 Newton Street, Manchester, M1 1HW
7 Newton Street, Manchester, M1 1HF
59 Piccadilly, Manchester, M1 2AQ
Third Floor, 59 Piccadilly, Manchester, M1 2AQ
Ground Floor, 4 Newton Street, Manchester, M1 2AW
Wetherspoons, 49 Piccadilly, Manchester, M1 2AP
Flat 19, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 10, Kingsley House, 15 Newton Street, Manchester, M1 1HE
67 Piccadilly, Manchester, M1 2BS
Fourth Floor, 59 Piccadilly, Manchester, M1 2AQ
57 Piccadilly, Manchester, M1 2AP
Ground Floor, 51 Piccadilly, Manchester, M1 2AP
6 Newton Street, Manchester, M1 2AW
51 Piccadilly, Manchester, M1 2AP
Flat 16, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Gardens Hotel, 55 Piccadilly, Manchester, M1 2AP
Basement, 4 Newton Street, Manchester, M1 2AW
Fifth Floor, 49 Piccadilly, Manchester, M1 2AP
Sixth Floor, 49 Piccadilly, Manchester, M1 2AP
Flat 8, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 15, Kingsley House, 15 Newton Street, Manchester, M1 1HE
53 Piccadilly, Manchester, M1 2AP
Fifth Floor, 59 Piccadilly, Manchester, M1 2AQ
Flat 7, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 17, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 13, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 12, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Subway, 59A Piccadilly, Manchester, M1 2AG
Third Floor Showrooms 30 To 34, 59 Piccadilly, Manchester, M1 2AQ
First Floor, 49 Piccadilly, Manchester, M1 2AP
49 Piccadilly, Manchester, M1 2AP
Flat 18, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 11, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 3, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 20, Kingsley House, 15 Newton Street, Manchester, M1 1HE
36 Back Piccadilly, Manchester, M1 1HP
Second Floor, 4 Newton Street, Manchester, M1 2AW
1 Portland Street, Manchester, M1 3BE

Flat 5, Kingsley House, 15 Newton Street, Manchester, M1 1HE
MIKE KELLEHER, First Floor Showroom 7, 59 Piccadilly, Manchester, M1 2AQ
First Floor, 59 Piccadilly, Manchester, M1 2AQ
Third Floor Store 32, 59 Piccadilly, Manchester, M1 2AQ
Bundobust, 61 Piccadilly, Manchester, M1 2AG
Fourth Floor, 49 Piccadilly, Manchester, M1 2AP
Second Floor, 49 Piccadilly, Manchester, M1 2AP
Third Floor, 49 Piccadilly, Manchester, M1 2AP
Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 6, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 4, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 2, Kingsley House, 15 Newton Street, Manchester, M1 1HE
63 Piccadilly, Manchester, M1 2AG
First Floor, 4 Newton Street, Manchester, M1 2AW
Basement And Ground Floor, 6 Newton Street, Manchester, M1 2AW
4 Newton Street, Manchester, M1 2AW
Merchants Hotel, Back Piccadilly, Manchester, M1 1HP
Basement And Ground Floor, 55A Piccadilly, Manchester, M1 2AP
Flat 14, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 9, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 1, Kingsley House, 15 Newton Street, Manchester, M1 1HE
33 Back Piccadilly, Manchester, M1 1HP
31 Back Piccadilly, Manchester, M1 1HP

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 - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL