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10 March 2023

Manchester City Council
Planning
P O Box 532
Manchester
M60 2LA

Our reference: 979
Planning Portal reference: PP-12001632

Dear Sir/ Madam

**Full planning application for replacement shop front and external alterations.
5 Peter House, Oxford Street, Manchester, M1 5AN**

Smith Jenkins has been instructed by our clients, Papa John's (GB) Ltd (the applicant), to submit a application for full planning permission for a new shop front at the above property.

The application comprises the following documents:

- The application forms duly completed;
- This letter
- Application Drawings:
 - Location and Block Plans (drawing ref: 2933-001 Rev 2);
 - Existing Elevation and Plan (drawing ref: 2933-002 Rev 2);
 - Proposed Elevation and Plan (drawing ref: 2933- 003 Rev 2); and
 - Application fee of £234.00.

Please confirm receipt of this submission and validation of the application of due course.

The remainder of this letter will set out a summary of the site, the proposal, the planning policy context an explanation as to why we believe the proposed development is acceptable.

The Site

The application site is situated at 5 Peter House, Oxford Street in Manchester City Centre. It is situated in an area that contains other similar commercial units and other cultural and civic buildings. The unit is currently in use as a hot food takeaway under the sui generis use class.

The site is situated within the St Peter's Square conservation area. There are no listed buildings located on or in close proximity to the site.

The site is located within Flood Zone 1 (lowest risk of flooding from rivers) and is at low risk of surface water flooding, according to information provided on the Environment Agency website.

The Proposal

The proposed works will involve the removal of the existing shopfront and its replacement with a new shopfront. The proposals are driven by a nationwide rebranding exercise and refurbishment of existing premises. The proposals will also result in amendments to the access arrangements.

Planning Assessment

This section of the letter provides an overview of the planning issues associated with the proposal and demonstrates compliance with the local planning policy. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

The Development Plan for the site comprises Manchester's Local Development Framework Core Strategy Development Plan Document, adopted in July 2012 and saved policies of Unitary Development Plan. There is no Neighbourhood Plan. National Planning Policy is set out in the National Planning Policy Framework (NPPF) is a material consideration in the determination of the application.

The site is located in within the City Centre which is the strategic economic location and focus of employment growth as advocated by Policy CC1.

Policy EN1 'Design principles and strategic character areas' states that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Saved UDP Policy 14 applies to all retail premises states that in determining applications, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

Policy CC9 'Design and Heritage' states that the design of new buildings in Manchester City Centre will need to be of the highest standard in terms of appearance and function. Development in the City Centre should also aim to preserve or enhance any heritage assets that have been identified including conservation areas.

Principle of development

The site is an existing retail unit and falls within Manchester City Centre, where retail and other town centre uses are supported. The proposed replacement shopfront is in keeping with the current use of the building and its city centre location. The principle of development is acceptable.

Design & Character

The proposed works will involve the installation of a new powder coated aluminium shopfront and door. The key policy in the determination of this application is saved UDP policy DC14.1 which states that proposals should be in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located. In this instance, the proposals would be consistent with retail nature of the existing use and other retail

units in the surrounding area. This is also consistent with the City Centre location. The proposals would not have any adverse impact on any nearby heritage asset or the surrounding conservation area status.

Residential Amenity

It is not considered that the elevational changes will have any impact upon residential amenity.

In light of the above, we kindly request that planning permission is granted. Should you have queries or require additional information, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Baldi Basi'.

Baldip Basi

Associate.