

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130827/LO/2021

Date registered valid: 22 June 2021

Proposal: LISTED BUILDING CONSENT-The internal refurbishment of the existing King Street Townhouse Hotel, new eighth floor rooftop extension and replacement of the existing facade at fifth, sixth and seventh floors and associated works

Address: 10 Booth Street, Manchester, M2 4AW

Ward(s): Deansgate Ward

Applicant: Mr James Nichols The Hut Group C/o Agent

Agent (if any): Miss Ellie Philcox Euan Kellie Property Solutions Landmark House, Station Road, SK8 7BS

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

Recommendation: Approve

Date of recommendation: 3 October 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 19 April 2022

Standard consultations:

Printed: 31 August 2021 Expired: 21 September 2021

Neighbour notifications

Printed: 31 August 2021 Expired: 21 September 2021

Site notice

Posted: Expired:

Press advert

Published: 7 September 2021 Expired: 28 September 2021

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

Tree Preservation Order:

Description of area

The site is located within the Upper King Street Conservation area and is bounded by Booth Street to the north of the building and Kennedy Street to the south of the building. The site also sits near the boundary of the Albert Square Conservation Area.

The adjacent buildings include Massey Chambers to the west which is a residential building accessed primarily from Booth Street. At basement level the proposal links through to 2 Booth Street via a corridor to allow access to the newly created Spa and Gym facility. To the east of the site is Belvedere Business Centre which is a mixed use building comprising of predominantly office space with retail outlets at Ground Floor.

Description of development

King Street Townhouse Hotel is a former bank built in 1874 which was renovated in 2015 to a 4* deluxe hotel. It is a grade II listed building from Basement level up to 4th Floor Level with a 2015 renovation adding on a three storey extension. The existing extension includes hotel guestrooms at 5th Floor, Events Space and associated terrace at 6th Floor with Spa facilities including external pool at 7th Floor.

The intention is to refurbish the existing hotel, resulting in 37 hotel guest rooms (40 guest rooms currently) including the refurbishment of Food and beverage and events spaces and the addition

of a rooftop bar on 8th Floor. The replacement of the existing, modern rooftop extension façade is also proposed.

Consultations & Notification Responses

site / press notices. no comments received

Issues

In order to fully consider the proposals, in relation to relevant planning policy, the following references are made.

Relevant National Policy

The National Planning Policy Framework (NPPF) set's out the Government's planning policies for England and how these are expected to apply. The proposed development should be considered in relation to the following policies, or parts thereof. The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7). In order to successfully deliver sustainable development, the NPPF makes it clear that "business should not be overburdened by the combined requirements of planning expectations" and that "planning policies should recognise and address potential barriers to investment".

Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraph 12 states that: "Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise."

The proposed development is considered to be consistent with section 12 of the NPPF Conserving and enhancing the historic environment. The proposal for refurbishment would both conserve and enhance the listed building, and the character of the conservation area within which it located.

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.

The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein. Those which are of relevance to the current proposals are as follows:

Policy SP 1 Spatial Principles - The development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development within the Regional Centre. In addition, the development would provide good access to sustainable transport provision, maximise the potential of the City's transport infrastructure and make a positive contribution by enhancing the built environment, creating a well designed place that would both enhance and create character, reuse the existing building and reduce the need to travel

CC9 - Design and Heritage - The proposed works to the building would have a high standard of design and materials appropriate to its context and the character of the area and it would not have an adverse impact on the setting of nearby listed buildings or the Conservation Area.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design, and would result in development which would enhance the character of the area and the overall image of Manchester.

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. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas of acknowledged importance. The good quality design adopted for the proposed development is considered to accord with the provisions of this policy.

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, accessibility to buildings, neighbourhoods and sustainable transport modes, adequacy of internal accommodation , external amenity space, refuse storage and collection, and impact on built heritage,

Saved UDP Policies

Policy DC18.1 Conservation Areas. - The development is within the Upper ing Street Conservation Area, and this policy states that the Council will seek to preserve and enhance the character of its conservation areas. This includes carefully considering the relationship of new structures to neighbouring buildings and spaces and the effect of major changes to the appearance of existing buildings.

Policy DC19.1 Listed Buildings - The proposed alterations to the Grade II listed King Street Townhouse (8 and 10 Booth Street) focus on refurbishing the entirely modern internal areas of the building, and as such do not affect the building's special interest. The minor alterations to the high significance external elevations focus on the replacement of three modern external doors onto Booth Street with high quality replacements.

Due to the fully enclosed/narrow nature and the heights of buildings along Booth Street and Kennedy Street, the listed building is principally seen from short-range views from the immediate environs of the Site. Additionally, the stepped-back, mansard roof of the King Street Townhouse is largely indiscernible from street level. Consequently, the proposed roof extension and recladding works are considered to actually lessen the visual impact of the more conspicuous 2005 additions.

The Proposals aim to improve/upgrade the previous 2005 scheme and lessen the visual impact of the 2005 roof extension, and are thus considered to be of a minor beneficial impact to the special interest of the listed building.

The Proposals are also of a minor beneficial impact on the character and appearance of the Upper King Street Conservation Area for the aforementioned reasons above, and will not impact on the adjacent Albert Square Conservation Area. The works result in a neutral/beneficial visual impact on the settings of the identified surrounding listed buildings.

Consequently, it is considered that the Proposals will not result in any unmitigated "harm" to the special interest and settings of the identified heritage assets within the terms of the NPPF and local planning policy.

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 have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the intended use of the proposed development and its impact, and the development is considered acceptable, subject to conditions.

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:

Drawings

- o Site Plan 11177-EPR-00-XX-TP-A-01-0101-Rev 01
- o Basement Level - Demolition Plan 11177-EPR-00-B1-TP-A-02-0220-Rev 01
- o Ground Floor - Demolition Plan 11177-EPR-00-GF-TP-A-02-0221-Rev 01
- o Mezzanine Level - Demolition Plan 11177-EPR-00-M1-TP-A-02-0222-Rev 01
- o First Level - Demolition Plan 11177-EPR-00-01-TP-A-02-0223-Rev 01
- o Second Floor - Demolition Plan 11177-EPR-00-02-TP-A-02-0224-Rev 01
- o Third Floor - Demolition Plan 11177-EPR-00-03-TP-A-02-0225-Rev 01
- o Fourth Floor - Demolition Plan 11177-EPR-00-04-TP-A-02-0226-Rev 01
- o Fifth Floor - Demolition Plan 11177-EPR-00-05-TP-A-02-0227-Rev 01
- o Sixth Floor - Demolition Plan 11177-EPR-00-06-TP-A-02-0228-Rev 01
- o Seventh Floor - Demolition Plan 11177-EPR-00-07-TP-A-02-0229-Rev 01
- o Eighth Floor - Demolition Plan 11177-EPR-00-08-TP-A-02-0230-Rev 01
- o Basement Level - Proposed Plan 11177-EPR-00-B1-TP-A-02-0240-Rev 01
- o Ground Floor - Proposed Plan 11177-EPR-00-GF-TP-A-02-0241-Rev 01
- o Mezzanine Level - Proposed Plan 11177-EPR-00-M1-TP-A-02-0242-Rev 01
- o First Floor - Proposed Plan 11177-EPR-00-01-TP-A-02-0243-Rev 01
- o Second Floor - Proposed Plan 11177-EPR-00-02-TP-A-02-0244-Rev 01
- o Third Floor - Proposed Plan 11177-EPR-00-03-TP-A-02-0245-Rev 01
- o Fourth Floor - Proposed Plan 11177-EPR-00-04-TP-A-02- 0246-Rev 01
- o Fifth Floor - Proposed Plan 11177-EPR-00-05-TP-A-02-0247-Rev 01
- o Sixth Floor - Proposed Plan 11177-EPR-00-06-TP-A-02-0248- Rev 01
- o Seventh Floor - Proposed Plan 11177-EPR-00-07-TP-A-02-0249 Rev 01
- o Eighth Floor - Proposed Plan 11177-EPR-00-08-TP-A-02-0250- Rev 01
- o Roof Level - Proposed Plan 11177-EPR-00-RF-TP-A-02-0251-Rev 01

Documents

Heritage and Visual Impact Assessment prepared by Stephen Levrant Heritage Architecture
Computer Generated Images prepared by EPR

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DM1 (Development Management) of the Manchester Core Strategy.

3) Prior to the commencement of works to three pairs of ground floor entrance doors and windows on Booth Street, a detailed method statement and specification for the repair and alterations to the windows and doors (including details of new glazing) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Prior to the removal of existing lighting and the installation of new lighting to the main entrance on Booth Street, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for to avoid damaged and repair to the historic fabric and details of how the new lighting will be installed. The works shall be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal and installation of new lighting is done in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5) Prior to the commencement of any works, a scheme, including a detailed methodology and specification, for any scaffolding and support structures required in order to carry out the approved works shall be submitted for approval in writing by the City Council as local planning authority.

The scheme shall explore options considered in order to minimise any potential harm to the asset, and include details of any 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 the removal of the scaffold. Any associated scaffold shall be fully implemented and subsequently removed in accordance with the approved scheme.

Reason - In the interests of visual amenity and because the proposed works affect designated heritage assets and careful attention to building work is required to protect the character and appearance of the listed building and designated Conservation Area in accordance with policies SP1, CC9, EN3 and DM1 of the City of Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)

Unit 1, 50 Brown Street, Manchester, M2 2JT
Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
42 - 44 Kennedy Street, Manchester, M2 4BQ
Clarence Buildings, 2 Booth Street, Manchester, M2 4AT
24 Kennedy Street, Manchester, M2 4BY
14 Kennedy Street, Manchester, M2 4BY
First Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Fourth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Kyocera Document Solutions, 3 - 7 Booth Street, Manchester, M2 4DU
Third Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Top Flat, The Town Hall Tavern, Tib Lane, Manchester, M2 4JA
The Town Hall Tavern, Tib Lane, Manchester, M2 4JA
Second Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Flat 11, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Third Floor, 16 Kennedy Street, Manchester, M2 4BY
Second Floor, 61 - 63 Brown Street, Manchester, M2 2JG
16 Kennedy Street, Manchester, M2 4BY
50 Pall Mall, Manchester, M2 1AQ
Vine Inn, 46 Kennedy Street, Manchester, M2 4BQ
Sixth Floor, 12 Booth Street, Manchester, M2 4AW
Fourth Floor, 12 Booth Street, Manchester, M2 4AW
Fifth Floor, 12 Booth Street, Manchester, M2 4AW
Tenth Floor, 50 Brown Street, Manchester, M2 2JT
Third Floor, 61 - 63 Brown Street, Manchester, M2 2JG
Basement, 61 - 63 Brown Street, Manchester, M2 2JG
Ground Floor, 61 - 63 Brown Street, Manchester, M2 2JG
Clarence House, 2 Clarence Street, Manchester, M2 4DW
27 Booth Street, Manchester, M2 4AF
20 Kennedy Street, Manchester, M2 4BY
63 Brown Street, Manchester, M2 2JG
First Floor, 16 Kennedy Street, Manchester, M2 4BY
Second Floor, 16 Kennedy Street, Manchester, M2 4BY
First Floor, 61 - 63 Brown Street, Manchester, M2 2JG
Second Floor, 14 Kennedy Street, Manchester, M2 4BY
29 Booth Street, Manchester, M2 4AF
Fourteenth Floor, 50 Brown Street, Manchester, M2 2JT
Fifth And Sixth Floor, 50 Brown Street, Manchester, M2 2JT
Thirteenth Floor, 50 Brown Street, Manchester, M2 2JT
Eleventh Floor, 50 Brown Street, Manchester, M2 2JT
Eighth Floor, 50 Brown Street, Manchester, M2 2JT
Twelfth Floor, 50 Brown Street, Manchester, M2 2JT
Seventh Floor, 50 Brown Street, Manchester, M2 2JT
Ninth Floor, 50 Brown Street, Manchester, M2 2JT
First To Fourth Floor, 50 Brown Street, Manchester, M2 2JT
Fifth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Ground Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
1 - 3 Clarence Street, Manchester, M2 4DE
Ground Floor, 16 Kennedy Street, Manchester, M2 4BY
Basement, 16 Kennedy Street, Manchester, M2 4BY
Third Floor, 12 Booth Street, Manchester, M2 4AW

Seventh Floor, 12 Booth Street, Manchester, M2 4AW
The All Advanced Dental Care, Ground Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Fourth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
First Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Third Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Fifth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
10 Kennedy Street, Manchester, M2 4BY
Flat 25, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
First Floor, 10 Kennedy Street, Manchester, M2 4BY
Second Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Flat 23, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
12 Booth Street, Manchester, M2 4AW
Flat 14, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Second Floor, 10 Kennedy Street, Manchester, M2 4BY
First Floor, 12 Booth Street, Manchester, M2 4AW
Third Floor, 10 Kennedy Street, Manchester, M2 4BY
Second Floor, 12 Booth Street, Manchester, M2 4AW
Ground Floor, 12 Booth Street, Manchester, M2 4AW
Flat 12, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 31, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 32, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 33, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 41, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 42, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 21, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 22, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 43, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 24, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 16, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
12 Cooper Street, Manchester, M2 2FW
Flat 15, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT

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
Area Team Boundary - Name: CENTRL