



Paul Butler Associates

Planning, Development & Heritage Consultants

6 October 2022

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

20.1456

Dear Mrs Roscoe

Applications to Vary Planning Permission and Listed Building Consents 40-46 Princess Street, Manchester

On behalf of our client Wittington Investments (Properties) Limited, we have pleasure in submitting applications to seek approval for variations to three consents relating to the above site which comprises two interconnected Grade II Listed Buildings. The Listed Buildings are Eastern House, 40-42 Princess Street, and Langley Buildings, 44-46 Princess Street.

The scheme which has been partially implemented involves the comprehensive internal and external repair, restoration, and partial reconfiguration of the buildings so that they can provide high quality office space at ground and upper floors, and gym use to basement floors. The proposals also include an extension at 4th floor level, and new plant enclosure.

Works to the building and the progression of the detailed design of the scheme have resulted in the need to submit applications to vary conditions attached to the extant consents. These minor amendments are explained in more detail below.

Background

Listed Building Consents (LBCs) 130043/LO/2021 and 130044/LO/2021 and Planning Permission 130099/FO/2021 were approved by Manchester City Council on 7 September 2021. The description of development for both LBCs stated:

'LISTED BUILDING CONSENT for refurbishment and alterations comprising reconfiguration of floorplates to provide modern office accommodation, a fourth floor extension, reconfiguration of existing lightwell to facilitate new lift and relocated stair core, modification to roof structure and erection of new plant deck, alterations to the main entrance, the reinstatement of original facade openings, incorporation of new service risers, works to basement to enable its use as a gymnasium, repairs and removal of redundant fixtures and fittings; repair and reinstatement of windows, signage; and lighting.'

The description of development for planning permission 130099/FO/2021 stated:

'Refurbishment and alteration works comprising the reconfiguration of floorplates to provide modern office accommodation at ground to fifth floors, and use of the basement and sub-basement as a gymnasium, the reinstatement of original facade openings, reinstatement of former windows, reinstatement of entrance at Harter Street / Princess Street corner, a fourth floor rooftop extension, modification to roof structure and erection

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of new plant deck and enclosure, provision of internal service risers, reconfiguration of existing lightwell to facilitate new lift and stair core, external lighting and the provision of an internal cycle store and external bin store.'

A number of conditions were added to all three consents, some of which required the submission of further information to enable discharge. Construction and conversion works at the site are well underway, and a number of conditions attached to the LBCs have already been partially discharged.

The submitted application planning portal references are as follows:

- PP-11581102 – Amendment to Planning Permission 130099/FO/2021 (whole site)
- PP-11581374 – Amendment to Listed Building Consent 130043/LO/2021 (40-42 Princess Street)
- PP-11581398 – Amendment to Listed Building Consent 130044/LO/2021 (44-46 Princess Street)

Application proposals

Further to investigations to the buildings and further detailed design work, a number of design changes are required to the scheme, which will necessitate some amendments to the documents approved under Condition 2 of each consent. Some minor changes have also been made to the approved plans to reflect details agreed via the discharge of planning conditions.

The plans which have been amended are set out within the table below, along with a description as to how they have been amended. Abeyance clouds have also been included on some plans to identify the areas affected by the amendments.

Plan Reference	Plan Description	Summary of Amendment
al(04)011_P03 (Supersedes approved plan Rev 2)	Proposed GA plan levels -03/-02	Plan has been revised to illustrate a reconfigured basement layout. Plant room and changing/shower area have been 'swapped' whilst a comms room has been omitted as it is no longer required.
al(04)030_P05 (Supersedes approved plan Rev 0)	Proposed elevation Harter Street	Plan includes details of uncovered metal basement lights (inaccessible at time of original application). Design changes also include an alternative substation door and removal of associated decorative metal panels to the surrounding walls. Dry riser inlet box has been relocated following the discovery of a metal framed window in the bay where this had originally been located. Locations of CCTV cameras also included.
al(04)031_P05 (Supersedes approved plan Rev 4)	Proposed elevation Princess Street	Includes locations of CCTV cameras.

Plan Reference	Plan Description	Summary of Amendment
al(04)032_P06 (Supersedes approved plan Rev 5)	Proposed elevation Courtyard	Includes amendments to ground floor window strategy in accordance with on-site discussions with conservation officer. Shows CCTV locations. Locations of CCTV cameras also included.
AI(31)003_P02 (Supersedes approved plan Rev 0)	Proposed Windows & Doors Courtyard Elevations	As above.
al(22)021 – 027 (Supersedes approved plan Revs 0)	Proposed internal wall finishes	Illustrates revisions to scope of painted masonry vs exposed masonry (as agreed with Conservation Officer via the partial discharge of LBC condition 3(i) and omission of basement waterproofing scheme (painted masonry instead).
al(41)010_P02 (Supersedes approved plan Rev 0)	Proposed facade alterations Harter Street (sheet 1 of 2)	Plan has been amended to reflect alterations to substation door design / materiality.
al(41)012_P01 (Additional Plan)	Proposed facade alterations Harter Street (sheet 2 of 2)	Submission of additional plan. It details the repairs to the original metal framed basement lights and the new proposed location of the dry riser inlet box. This will also be submitted in due course in support of the discharge of LBC condition 5.

In addition to the amended plans, an updated Heritage Statement has been prepared by BB Heritage Studio which considers the heritage impact of the proposed scheme changes. This reviews each change and concludes that all design changes will result in either a neutral or beneficial heritage impact.

The proposed amendments to the scheme fully accord with national and local planning policy guidance. Paul Butler Associates are pleased to submit these applications on behalf of Wittington Investments (Properties) Limited and look forward to working with officers in progressing the applications through to a positive determination. If you require anything further, please let me know.

Yours sincerely



Don Murphy MPLAN MRTPI
Director