

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134568/LO/2022 and 134567/FO/2022

Date registered valid: 1 August 2022

Proposal: Listed Building Consent for the repair and reinstatement of existing entrance ceiling lobbies

Address: 75 Whitworth Street, Manchester, M1 6HB

Ward(s): Deansgate Ward

Applicant: Ms Victoria Marsh The Guinness Partnership Bower House, 1 Stable Street, Hollinwood, Oldham, OL9 7LH

Agent (if any): Mr Richard Ward Warburton Associates The Old Police Station, 62 Chapel Street, Salford, Manchester, M3 7AA

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 October 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 9 August 2022 Expired: 30 August 2022

Neighbour notifications

Printed: 9 August 2022 Expired: 30 August 2022

Site notice

Posted: Expired:

Press advert

Published: 16 August 2022 Expired: 6 September 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II Star

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

Description of Site/Area

This application relates to a building known as India House that is located at 73-75 Whitworth Street in the City Centre. The building is Grade II* listed and is within the Whitworth Street Conservation Area. The site is surrounded by a number of other listed buildings. India House was built in 1912 and converted to apartments on the upper floors in 1989 with offices at ground level. There are two main entrances on Whitworth Street giving access to the apartments. The entrances both have a flight of nine steps up to a landing which then has outward opening entrance doors with access controls.

Description of Development

The application seeks planning permission and Listed Building consent and planning permission for the repair and reinstatement of existing entrance ceiling lobbies.

Consultations & Notification Responses

The application was advertised in the local press and on site as affecting a conservation area and listed building consent. No representations have been received as a result of this publicity. Local residents and businesses surrounding the application site were notified of the proposal. No representations have been received.

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main policies considered relevant in this instance are:

The NPPF (2021) Section 16 (Conserving and enhancing the historic environment) in particular paragraph numbers 189, 199 and 202, Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

Legislation

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Assessment of Significance

The application has been accompanied by a heritage statement which includes a statement of significance. The statement identifies that the interior of the building is of medium significance for the aesthetic and architectural value as the building has been altered significantly with the removal of original fabric and insertion of modern elements. The statement however recognises that the two entrances retain decorative ceiling plasterwork (above inserted ceilings), steps, wall tiling, and internal doors; these areas are of exceptional significance as examples of decorative public entrances to textile warehouses. However, the walls, floor and ceiling of the entrance halls are all modern. The inserted partition walls, ceilings, joinery and fittings have a negative impact on significance.

Impact of works

To the outer lobby the proposal includes the removal of the suspended ceilings to the barrel-vaulted ceilings. The existing tympanum above the front door would be exposed and repaired, with the missing detail reinstated like-for-like.

The proposed design is a combination or repair (cleaning the external lobby tiled walls & ornate plaster barrel vaulted ceiling), reinstatement of the plaster cornices to the internal lobbies and upgrading (introduction of new plaster ceiling rafts – replacing the 1980's suspended ceiling tiles).

The new ceiling rafts will allow the original height and space proportions to be reinstated but also allow for a modern more sympathetic way of integrating the essential services to these areas (lights, alarm etc).

The proposals represent a return to the original aesthetics with some minor changes to the lobby but a significant visual and practical improvement to the function of the space thus preserving the fabric of India House.

Whilst acceptable in principle, the exact specification of the new lighting has not been included and therefore detailed drawings/samples of lighting installations will be conditioned to be submitted prior to any works relating to these.

The proposals would enhance the significance of the Grade II* listed India House by reinstating this area of high aesthetic value that has been concealed and damaged. As the entrance are visible from the public realm, take up opportunities to better reveal the significance of the Whitworth Street Conservation Area. It is considered that the proposals are acceptable in terms of Section 16 of the National Planning Policy Framework, policies, EN3 and CC9 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included requesting further information.

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

134568/LO/2022:

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:

Received by the City Council as Local Planning Authority on 01 August 2022:

Drawings referenced: 5194/31, 5194/33, 5194/36, 5194/38, 5194/30, 5194/32, 5194/35, 5194/37, 5194/34, 5194/39 and 5194/01

Heritage, Design & Access Statement dated July 2022 prepared by Warburton Associates
Significance Statement

Received by the City Council as Local Planning Authority on 16 September 2022:

Email from Warburton Associates

Drawings referenced:

Internal Entrance Lobby Lights - Sept 22

Drawings referenced: 30A, 31A, 32A, 33A, 35A, 36A, 37A and 38A

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, EN3 and DM1 saved Unitary Development Plan policy DC19.

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- a) Detailed drawings, sample and specification of the replacement lighting installations
- b) Sample of removal of paint to ceramic decorations

The works shall then be carried out fully and only in accordance with the approved details.

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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

134567/FO/2022:

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:

Received by the City Council as Local Planning Authority on 01 August 2022:

Drawings referenced: 5194/31, 5194/33, 5194/36, 5194/38, 5194/30, 5194/32, 5194/35, 5194/37, 5194/34, 5194/39 and 5194/01

Heritage, Design & Access Statement dated July 2022 prepared by Warburton Associates
Significance Statement

Received by the City Council as Local Planning Authority on 16 September 2022:

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Drawings referenced:

Internal Entrance Lobby Lights - Sept 22

Drawings referenced: 30A, 31A, 32A, 33A, 35A, 36A, 37A and 38A

Reason - To ensure that the development is carried out in accordance with the approved plans.

Pursuant to Core Strategy SP1, EN3 and DM1 saved Unitary Development Plan policy DC19.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
India House, 73 - 75 Whitworth Street, Manchester, M1 6LG
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ
Flat 42, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 59, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 10, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 404, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 402, Asia House, 82 Princess Street, Manchester, M1 6BE
73 - 75 Whitworth Street, Manchester, M1 6LG
Flat 88, 75 Whitworth Street, Manchester, M1 6HB
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
The Lancaster Tavern, 80 Princess Street, Manchester, M1 6NF
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 9, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 12, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 11, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 10, Asia House, 82 Princess Street, Manchester, M1 6BD
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Second Floor Suite 201, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Apartment 605, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 6, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 514, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 203, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 201, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 102, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 30, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 2, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 126, 75 Whitworth Street, Manchester, M1 6HB
Flat 15, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 10, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 610, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 606, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 604, Asia House, 82 Princess Street, Manchester, M1 6BE

Apartment 403, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 312, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 303, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 215, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 2, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 101, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 38, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 34, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 19, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 14, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 1, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 138, 75 Whitworth Street, Manchester, M1 6HB
Flat 87, 75 Whitworth Street, Manchester, M1 6HB
Flat 86, 75 Whitworth Street, Manchester, M1 6HB
Flat 85, 75 Whitworth Street, Manchester, M1 6HB
Flat 79, 75 Whitworth Street, Manchester, M1 6HB
Flat 47, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 46, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 24, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 1, India House, 73 Whitworth Street, Manchester, M1 6LG
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Apartment 411, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 409, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 311, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 307, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 212, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 133, 75 Whitworth Street, Manchester, M1 6HB
Flat 6, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 26, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 140, 75 Whitworth Street, Manchester, M1 6HB
Flat 130, 75 Whitworth Street, Manchester, M1 6HB
Flat 124, 75 Whitworth Street, Manchester, M1 6HB
Flat 106, 75 Whitworth Street, Manchester, M1 6HB
Flat 104, 75 Whitworth Street, Manchester, M1 6HB
Flat 103, 75 Whitworth Street, Manchester, M1 6HB
Flat 66, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 38, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 29, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 7, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 5, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 55, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 43, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 31, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 14, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 43, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 18, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 52, India House, 73 Whitworth Street, Manchester, M1 6LG

Flat 27, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 13, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 608, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 607, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 412, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 410, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 211, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 42, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 202, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 113, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 120, 75 Whitworth Street, Manchester, M1 6HB
Flat 100, 75 Whitworth Street, Manchester, M1 6HB
Flat 92, 75 Whitworth Street, Manchester, M1 6HB
Flat 83, 75 Whitworth Street, Manchester, M1 6HB
Flat 9, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 46, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 29, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 16, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 64, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF
64 Whitworth Street, Manchester, M1 6LT
62 Whitworth Street, Manchester, M1 6LT
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Flat 17, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 23, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 8, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 613, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 4, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 136, 75 Whitworth Street, Manchester, M1 6HB
Flat 67, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 56, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 51, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 16, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 2, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 28, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 40, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 50, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 25, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 4, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 37, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 39, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 32, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 20, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 17, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 63, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 71, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 63, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 208, Asia House, 82 Princess Street, Manchester, M1 6BD

Apartment 204, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 111, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 114, 75 Whitworth Street, Manchester, M1 6HB
Flat 102, 75 Whitworth Street, Manchester, M1 6HB
Flat 39, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 209, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 35, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 139, 75 Whitworth Street, Manchester, M1 6HB
Flat 61, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 95, 75 Whitworth Street, Manchester, M1 6HB
Flat 84, 75 Whitworth Street, Manchester, M1 6HB
Flat 82, 75 Whitworth Street, Manchester, M1 6HB
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 12, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 313, Asia House, 82 Princess Street, Manchester, M1 6BD
Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 127, 75 Whitworth Street, Manchester, M1 6HB
Flat 108, 75 Whitworth Street, Manchester, M1 6HB
Flat 90, 75 Whitworth Street, Manchester, M1 6HB
Flat 81, 75 Whitworth Street, Manchester, M1 6HB
Flat 80, 75 Whitworth Street, Manchester, M1 6HB
Apartment 110, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 109, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 107, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 8, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 213, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 603, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 504, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 22, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 51, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 48, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 45, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 56, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 18, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 65, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 52, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 131, 75 Whitworth Street, Manchester, M1 6HB
Flat 121, 75 Whitworth Street, Manchester, M1 6HB
Flat 93, 75 Whitworth Street, Manchester, M1 6HB
Flat 48, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 37, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 28, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 20, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 8, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 54, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 42, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 25, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 68, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 611, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 601, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 407, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 310, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 210, Asia House, 82 Princess Street, Manchester, M1 6BD

Apartment 206, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 103, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 40, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 132, 75 Whitworth Street, Manchester, M1 6HB
Flat 122, 75 Whitworth Street, Manchester, M1 6HB
Flat 111, 75 Whitworth Street, Manchester, M1 6HB
Flat 109, 75 Whitworth Street, Manchester, M1 6HB
Flat 105, 75 Whitworth Street, Manchester, M1 6HB
Flat 101, 75 Whitworth Street, Manchester, M1 6HB
Flat 97, 75 Whitworth Street, Manchester, M1 6HB
Flat 89, 75 Whitworth Street, Manchester, M1 6HB
Flat 70, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 65, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 54, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 21, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 17, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12A, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 3, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 58, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 34, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 21, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 1, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Apartment 512, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 505, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 9, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 29, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 27, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 21, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 91, 75 Whitworth Street, Manchester, M1 6HB
Flat 12, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 10, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 110, 75 Whitworth Street, Manchester, M1 6HB
Flat 35, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 47, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 44, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 2, India House, 73 Whitworth Street, Manchester, M1 6LG
Serviced Apartment 7, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 612, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 609, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 511, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 405, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 401, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 315, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 306, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 304, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 112, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 108, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 31, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 3, Lancaster House, 80 Princess Street, Manchester, M1 6NF

Flat 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 16, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT
Flat 128, 75 Whitworth Street, Manchester, M1 6HB
Flat 119, 75 Whitworth Street, Manchester, M1 6HB
Flat 116, 75 Whitworth Street, Manchester, M1 6HB
Flat 112, 75 Whitworth Street, Manchester, M1 6HB
Flat 99, 75 Whitworth Street, Manchester, M1 6HB
Flat 94, 75 Whitworth Street, Manchester, M1 6HB
Flat 58, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 44, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 39, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 23, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 24, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 40, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 19, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 67, India House, 73 Whitworth Street, Manchester, M1 6LG
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ
Apartment 602, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 205, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 7, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 37, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 25, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 118, 75 Whitworth Street, Manchester, M1 6HB
Flat 113, 75 Whitworth Street, Manchester, M1 6HB
Flat 69, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 59, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 45, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 27, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 23, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 35, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 22, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 9, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 66, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 513, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 509, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 502, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 408, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 308, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 105, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 1, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 36, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 32, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 28, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 135, 75 Whitworth Street, Manchester, M1 6HB
Flat 125, 75 Whitworth Street, Manchester, M1 6HB
Flat 117, 75 Whitworth Street, Manchester, M1 6HB
Flat 107, 75 Whitworth Street, Manchester, M1 6HB
Flat 98, 75 Whitworth Street, Manchester, M1 6HB
Flat 96, 75 Whitworth Street, Manchester, M1 6HB
Flat 61, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Flat 60, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 34, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 26, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 50, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 38, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 36, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 33, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 69, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 26, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 11, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 3, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 33, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 18, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 11, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 406, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 413, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 4, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 301, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 5, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 6, India House, 73 Whitworth Street, Manchester, M1 6LG
Flat 70, India House, 73 Whitworth Street, Manchester, M1 6LG
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS
Flat 13, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 501, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 503, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 510, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 414, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 4, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 314, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 309, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 305, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 214, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 207, Asia House, 82 Princess Street, Manchester, M1 6BD
Serviced Apartment 5, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 41, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Apartment 302, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 3, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 134, 75 Whitworth Street, Manchester, M1 6HB
Flat 123, 75 Whitworth Street, Manchester, M1 6HB
Flat 115, 75 Whitworth Street, Manchester, M1 6HB
Flat 129, 75 Whitworth Street, Manchester, M1 6HB
Flat 137, 75 Whitworth Street, Manchester, M1 6HB
Apartment 507, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 68, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 55, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 14, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 6, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, India House, 73 Whitworth Street, Manchester, M1 6LG
Apartment 515, Asia House, 82 Princess Street, Manchester, M1 6BE

Apartment 508, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 506, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 5, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 415, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 106, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 104, Asia House, 82 Princess Street, Manchester, M1 6BD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL