

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133141/FO/2022

Date registered valid: 8 March 2022

Proposal: External alterations to building including, replacement exterior lighting, painting of window frames and entrance door to ground floor and painting of metal railings.

Address: Rhodesia House , 52 Princess Street, Manchester, M1 6JX

Ward(s): Piccadilly Ward

Applicant: Mr Adam Fletcher UKRO II Property Holdings III Ltd 3rd Floor
Liberation House, Castle Street, St Helier, Jersey, JE1 1BL

Agent (if any): Mr Dan Whitney Axis PED Axis PED, , Camelia House, , 76 Water Lane, , Wilmslow, , SK9 5BB

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 August 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 6 April 2022 Expired: 27 April 2022

Neighbour notifications

Printed: 6 April 2022 Expired: 27 April 2022

Site notice

Posted: 6 April 2022 Expired: 27 April 2022

Press advert

Published: 12 April 2022 Expired: 3 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

The application building stands in Manchester City Centre, where it is situated on the west side of Princess Street, occupying an entire block between Waterloo Street to the north, Bloom Street to the south and Harter Street to the west. Number 52 is a large five-storey late 19th century warehouse, originally named Rhodesia House, now converted to office use. It belongs to a streetscene characterised by similar huge and impressive buildings that formed a densely-built commercial district developed in the 19th century heyday of Manchester's textile trade prosperity.

The application property is listed at Grade II, having been first designated in 1994. It stands within Whitworth Street/Princess Street Conservation Area,

The applicants are applying for Listed Building Consent for refurbishment of the building comprising internal and external alterations to the listed building.

A listed building application (133351/LO/2022 Listed Building Consent for internal and external alterations to building to allow for refurbishment, including replacement exterior lighting, painting of window frames and entrance door to ground floor and painting of metal railings.) has also been submitted

Description of area

Description of development

Consultations & Notification Responses

The application has been advertised in the Manchester Evening News as affecting a Listed Building and affecting a Conservation Area. A site notice was displayed, and the occupiers of nearby properties have been notified.

No representations have been received as a result of this publicity

Highways (Structures) The associated internal and external alterations will be contained within the site boundary and will not impinge upon the adopted highway, this is acceptable to Highways.

Vehicular and pedestrian access and egress points will remain as existing, which is acceptable to Highways. Vehicular access is taken from Harter Street.

The existing on-site car parking allocation will be reduced from 19 spaces to 16, a loss of 3 parking spaces. This is acceptable due to the City Centre location and the creation of the internal cycle store. The parking bays must meet MCC minimum dimensions of 2.4m x 4.8m.

The applicant should be advised that all gated accesses/doors (except fire doors) will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

It is noted that the existing waste and servicing arrangements will continue, this is acceptable to Highways.

Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any access arrangements, footpath closures and associated temporary traffic management arrangements require discussion and agreement with MCC Highways Applications and Network Resilience teams via highwaynetworkmanagement@manchester.gov.uk.

Issues

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 proposed external alterations comprising the external alterations to building including, replacement exterior lighting, painting of window frames and entrance door to ground floor and painting of metal railings. The proposals are considered to be acceptable as it is felt that the

renewal of the painted surfaces will improve the appearance of the building and the impact upon visual amenity, the host Listed Building and the wider Conservation Area from the replacement lighting would be minimal. It is therefore considered that on balance, the proposal would not adversely affect the appearance of the building or visual amenity within the area.

Highway Considerations - Highways have stated that Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant has stated that "To confirm there will be no impact on highway".

For the above reasons, the proposal is considered to be acceptable and consistent with policies SP1 and DM1 of the Core Strategy and saved policies DC18 and DC19 of the UDP.

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 modifications to the application in view of the changing proposals.

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:

Drawings

Received via the email from Dan Whitney of 16th August 2022
PROPOSED EXTERIOR FRONT ELEVATION EXT_049 Rev 3

Documents

Cover Letter received 8th March 2022

Design and Access Statement 52 Princess Street, Manchester by Sixteen Real Estate Limited, Byron House, 10-12 Kennedy St, Manchester, M2 4BY dated March 2022 received by the City Council as local planning authority on 8th March 2022

Schedule of Works including Method Statement dated September 2020 received via the email from Matthew Jones of 16 August 2022 at 16:04pm

Proposed works at 52 PRINCESS STREET, Manchester City Centre GARY MILLER Heritage Consultancy dated February 2022 received by the City Council as local planning authority on 5th April 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 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

Highways (Structures)

Flat 22, 2 Harter Street, Manchester, M1 6HY
China House, 14 Harter Street, Manchester, M1 6HP
Fourth Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Charlies Night Club, 1 Harter Street, Manchester, M1 6HY
Third Floor, Rhodesia House, 52 Oxford Street, Manchester, M1 6JX
Third Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 1DD
Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Flat 18, 2 Harter Street, Manchester, M1 6HY
Flat 17, 2 Harter Street, Manchester, M1 6HY
Flat 15, 2 Harter Street, Manchester, M1 6HY
Flat 402, 11 Harter Street, Manchester, M1 6HY
Flat 401, 11 Harter Street, Manchester, M1 6HY
Flat 303, 11 Harter Street, Manchester, M1 6HY
Flat 302, 11 Harter Street, Manchester, M1 6HY
National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Flat 18, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 13, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 24, China House, 14 Harter Street, Manchester, M1 6HP
Second Floor Front Right, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Fifth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 8, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 6, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 14, China House, 14 Harter Street, Manchester, M1 6HP
Flat 7, China House, 14 Harter Street, Manchester, M1 6HP
Flat 7, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 5, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 32, China House, 14 Harter Street, Manchester, M1 6HP
Flat 18, China House, 14 Harter Street, Manchester, M1 6HP
Flat 10, China House, 14 Harter Street, Manchester, M1 6HP
Flat 1, China House, 14 Harter Street, Manchester, M1 6HP
Flat 12, 2 Harter Street, Manchester, M1 6HY
Flat 3, 2 Harter Street, Manchester, M1 6HY
Flat 403, 11 Harter Street, Manchester, M1 6HY
Flat 101, 11 Harter Street, Manchester, M1 6HY
Ground Floor To Third Floor, 103 Princess Street, Manchester, M1 6DD
Flat 10, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 2, China House, 14 Harter Street, Manchester, M1 6HP
Flat 39, China House, 14 Harter Street, Manchester, M1 6HP
Flat 36, China House, 14 Harter Street, Manchester, M1 6HP
Flat 19, 2 Harter Street, Manchester, M1 6HY
Flat 6, 2 Harter Street, Manchester, M1 6HY
Flat 5, 2 Harter Street, Manchester, M1 6HY
Flat 4, 2 Harter Street, Manchester, M1 6HY
Suite 3B, Brunel House, 54 Princess Street, Manchester, M1 6HS
Second Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Flat 503, 11 Harter Street, Manchester, M1 6HY
Basement To First Floor, National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Ground Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX

Flat 4, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 12, China House, 14 Harter Street, Manchester, M1 6HP
Flat 3, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 33, China House, 14 Harter Street, Manchester, M1 6HP
Flat 25, China House, 14 Harter Street, Manchester, M1 6HP
Flat 5, China House, 14 Harter Street, Manchester, M1 6HP
Flat 16, 2 Harter Street, Manchester, M1 6HY
Flat 14, 2 Harter Street, Manchester, M1 6HY
Flat 13, 2 Harter Street, Manchester, M1 6HY
Flat 9, 2 Harter Street, Manchester, M1 6HY
Part Ground Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Ground Floor To Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 9, China House, 14 Harter Street, Manchester, M1 6HP
Flat 4, China House, 14 Harter Street, Manchester, M1 6HP
Flat 26, China House, 14 Harter Street, Manchester, M1 6HP
Flat 23, China House, 14 Harter Street, Manchester, M1 6HP
Flat 21, China House, 14 Harter Street, Manchester, M1 6HP
Flat 15, China House, 14 Harter Street, Manchester, M1 6HP
Flat 21, 2 Harter Street, Manchester, M1 6HY
Fourth Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Second Floor Rear Left, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
First Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 19, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 17, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 35, China House, 14 Harter Street, Manchester, M1 6HP
Flat 19, China House, 14 Harter Street, Manchester, M1 6HP
Flat 9, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 16, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 38, China House, 14 Harter Street, Manchester, M1 6HP
Flat 34, China House, 14 Harter Street, Manchester, M1 6HP
Flat 22, China House, 14 Harter Street, Manchester, M1 6HP
Flat 16, China House, 14 Harter Street, Manchester, M1 6HP
Flat 13, China House, 14 Harter Street, Manchester, M1 6HP
Flat 20, 2 Harter Street, Manchester, M1 6HY
Flat 10, 2 Harter Street, Manchester, M1 6HY
Flat 8, 2 Harter Street, Manchester, M1 6HY
Basement, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Flat 15, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 12, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 17, China House, 14 Harter Street, Manchester, M1 6HP
Flat 1, 2 Harter Street, Manchester, M1 6HY
Flat 11, 2 Harter Street, Manchester, M1 6HY
Flat 2, 2 Harter Street, Manchester, M1 6HY
Suite 3A, Brunel House, 54 Princess Street, Manchester, M1 6HS
First Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
Basement, Brunel House, 54 Princess Street, Manchester, M1 6HS
Flat 502, 11 Harter Street, Manchester, M1 6HY
Flat 501, 11 Harter Street, Manchester, M1 6HY
Flat 301, 11 Harter Street, Manchester, M1 6HY
Flat G02, 11 Harter Street, Manchester, M1 6HY
Flat 201, 2 Waterloo Street, Manchester, M1 6HX
Flat G01, 11 Harter Street, Manchester, M1 6HY
Flat 202, 2 Waterloo Street, Manchester, M1 6HX
Flat 102, 2 Waterloo Street, Manchester, M1 6HX

Fourth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Second Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Ground Floor Right, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Brunel House, 54 Princess Street, Manchester, M1 6HS
103 Princess Street, Manchester, M1 6DD
Second Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 37, China House, 14 Harter Street, Manchester, M1 6HP
Flat 7, 2 Harter Street, Manchester, M1 6HY
Flat 14, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 11, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 31, China House, 14 Harter Street, Manchester, M1 6HP
Flat 30, China House, 14 Harter Street, Manchester, M1 6HP
Flat 28, China House, 14 Harter Street, Manchester, M1 6HP
Flat 27, China House, 14 Harter Street, Manchester, M1 6HP
Flat 20, China House, 14 Harter Street, Manchester, M1 6HP
Flat 8, China House, 14 Harter Street, Manchester, M1 6HP
Flat 3, China House, 14 Harter Street, Manchester, M1 6HP
Flat 2, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 40, China House, 14 Harter Street, Manchester, M1 6HP
Flat 29, China House, 14 Harter Street, Manchester, M1 6HP
Flat 11, China House, 14 Harter Street, Manchester, M1 6HP
Flat 6, China House, 14 Harter Street, Manchester, M1 6HP

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
Area Team Boundary - Name: CENTRL