MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	133351/LO/2022
Date registered valid:	8 March 2022
Proposal:	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.
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 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: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 7 April 2022 Expired: 28 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 Conset for refurbishment of the building comprising internal and external alterations to the listed building.

A full application (133141/FO/2022 External alterations to building including, replacement exterior lighting) has also been submitted.

Description of area

Description of development

Consultations & Notification Responses

The application has been advertised in the Manchester Evening News as an application for Listed Building Consent 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

Urban Design & Conservation - have stated that they are fine with this now thanks.

Issues

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character;

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed

buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 7). In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 advises that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting

Paragraph 200 advises that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification . Substantial "harm to or loss of Grade II listed buildings should be exceptional" and assets of highest significance notably grade I and grade IISTAR "should be wholly exceptional".

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Under these criteria the effect of the proposal on the affected heritage assets has been considered:

Negotiations have taken place with the applicant to achieve an acceptable scheme. The Heritage & Urban Design Manager has now stated that he is "fine with this now".

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 polices 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 ongoing advice about the information required to justify the replacement of the existing balustrade arrangement.

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:

Proposed Drawings

Received 8th March 2022
TYPICAL PRIMARY STAIRWELL ST-GA027 Rev 1
TYPICAL SECONDARY STAIRWELL ST-GA028 Rev 1

Received 27th June 2022
FIRST FLOOR RECEPTION | GAFF-GA014 Rev
FIRST FLOOR SIGNAGE LOCATIONS FF-GA014S Rev ~
FIRST FLOOR ELEVATION H-H | I-I | J-J | K-K GA018 REV 2
TYPICAL UPPER FLOOR SIGNAGE LOCATIONS GA014AS Rev ~
GF RECEPTION | FURNITURE R-GA002B Rev 1
GF PLANTER R-GA010 Rev ~
GF BOOTH METAL PANELSR-GA012 Rev ~
L3 - DEMOLITION PLAN L3-GA036 Rev ~
L3 - FLOORING L3-GA038 Rev 2
L3 - PARTITIONING & DECORATION L3-GA041 Rev 1
L3 - DATA & POWER L3-GA042 Rev 1
L3 TEAPOINT ELEVATIONS A-A | B-B | C-C | CC-CC L3-GA043 REV 2
L3 PARTITION ELEVATION D-D L3-GA044 rev 2

L1 FLOORING FINISHES M1-GA020 Rev 001
L1 RCP M1-GA021 Rev 2
GF RECEPTION | STRIP OUT R-GA001 Rev ~
GF RECEPTION | GA R-GA002 Rev ~
GF RECEPTION | PARTITION R-GA002A Rev ~
GF SIGNAGE LOCATIONS R-GA002S Rev ~
GF RECEPTION | FLOOR FINISHES R-GA003 Rev 3
GF RECEPTION | RCP R-GA004 Rev 1
GF RECEPTION | ELEVATIONS A-A | B-B R-GA006 Rev 2
GF RECEPTION | ELEVATIONS C-C | D-D R-GA007 Rev 2
GF RECEPTION | ELEVATIONS E-E | F-F | G-G R-GA008 Rev ~
GF RECEPTION COUNTER R-GA009 Rev ~
GF BOOTH SEATING R-GA011 Rev 2
FIRST FLOOR RECEPTION | STRIP-OUT R-GA013 Rev ~
FIRST FLOOR RECEPTION | FLOORING R-GA015 Rev 2
FIRST FLOOR RECEPTION | RCP R-GA016 Rev ~
Location Plan P.ST/LP/01

Received 20th July 2022
Details of Proposed Steel Balustrading to 1st Floor Atrium Dwg 62075/1
FIRST FLOOR RECEPTION | DECORATION FF-GA017 Rev 2
L3 - PROPOSED GA L3.GA037 Rev 3
L3 - RCP L3-GA039 Rev 2
L1 MEETING ROOM | GA & FURNITURE M1-GA019 Rev 2
L1 MEETING ROOM | DECORATION M1-GA022 Rev 2
GF RECEPTION | DECORATION R-GA005 Rev 3
TYPICAL W/C GA WC-GA024 Rev 2
TYPICAL W/C DECORATION WC-GA025 Rev 2
TYPICAL W/C ELEVATION WC-GA026 Rev 2 all of the received 20th July 2022

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

Received via the email from Dan Whitney of 17th August 2022
L1 MEETING ROOM | ELEVATION A M1-GA023 Rev 2
L3 - BEAMS & PLASTERBOARD LOCATIONS L3-GA040 Rev 1
L3 - ELEVATION E-E L3-GA045 Rev 2

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

Urban Design & Conservation

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
Ground Floor To Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Flat 9, 2 Harter Street, Manchester, M1 6HY
Part Ground Floor, Brunel House, 54 Princess Street, Manchester, M1 6HS
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 15, M1 Building, 50 Princess Street, Manchester, M1 6HR
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 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 14, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 7, 2 Harter Street, Manchester, M1 6HY
Flat 11, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 37, China House, 14 Harter Street, Manchester, M1 6HP
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