

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134321/LO/2022

Date registered valid: 8 July 2022

Proposal: Listed Building Consent for reconfiguration of lower ground floor of existing nightclub including various internal and external alterations in association with change of use of upper ground from nightclub to Café (Use Class E) and/or use as nightclub (Sui Generis)

Address: Princess House, 105 - 107 Princess Street, Manchester, M1 6DD

Ward(s): Piccadilly Ward

Applicant: Lapwine Ltd C/o WBI Group Clarence House, 7 Hood Street, Scotland, PA15 1YH

Agent (if any): Mr Chris Hartley Lambert Smith Hampton 6th Floor, 3 Hardman Street, Spinningfields, Manchester, M3 3HF

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 October 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 30 August 2022

Standard consultations:

Printed: 29 July 2022 Expired: 19 August 2022

Neighbour notifications

Printed: 29 July 2022 Expired: 19 August 2022

Site notice

Posted: 29 July 2022 Expired: 19 August 2022

Press advert

Published: 2 August 2022 Expired: 23 August 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: Not applicable

Description of area

The application relates to a Grade II Listed building located at 105-107 Princess Street, which is bounded by Princess Street, Bloom Street, Abingdon Street and Hart Street and is located within the Whitworth Street Conservation Area.

The property is formed by a pair of internally linked buildings that were built in 1871 as two separate shipping warehouses and were designed by Clegg and Knowles.

It is located in part of the conservation area that contains a dense concentration of former packing and shipping warehouses and is surrounded by Grade II* and Grade II Listed Buildings.

The upper floors of the property are currently vacant and in a poor state of repair and the basement and ground floors are currently used as nightclubs. Internally and externally the significance of the building has suffered from inappropriate past alterations including suspended ceilings, signage, blocked up windows and the removal of historic fabric, including ceilings.

Planning permission and listed building consent was previously granted in 2019 for a change the use of the lower ground, ground and first floors at 105-107 Princess Street from Night Club (Sui Generis) to Offices (Use Class B1) and the change of use of the second, third and fourth floor from Use Class D1 (Non-Residential Institution) to Use Class B1 (Offices), the reconfiguration of the entrance off Princess Street and the creation of an additional entrance off Bloom Street and

Hart Street and refurbishment works and up scaling to all of the external elevations, and the roof (applications referenced 123410/FO/2019 and 123411/LO/2019).

Planning permission and listed building consent was subsequently granted in January 2022 for partial change of use and building alterations to accommodate retention of existing nightclub use (sui generis) on basement and ground floors; and proposed office (E(g)(i) use) on 1st, 2nd, 3rd and 4th floors; with new office reception, bin store and cycle store on ground floor. (Applications referenced 131732/FO/2021 and 131733/LO/2021).

Description of development

Listed Building Consent is now sought for internal and external works associated with the change of use of upper ground floor from nightclub use (Sui Generis) to Cafe use (Class E Use) and the reuse of the basement nightclub. The following alterations are proposed:

External Works -

- The replacement of with a bronze framed glass door and fanlight to form an additional entrance on Bloom Street.
- The reinstatement of glass within the upper ground floor window frames on the Princess Street, Bloom Street elevation and Hart Street elevation.
- The reinstatement of glass within the basement window frames on the Bloom Street elevation.
- The replacement of the non-original doors on Hart Street with bronze-coloured doors and door surround and steel lined opening.

Ground Floor Works -

- Provision of a barrel drop and bin store utilising existing entrance onto Bloom Street.
- Provision of a storeroom to the rear of the ground floor.
- Provision of a service lift and link to the bin store, barrel drop and storeroom.
- Provision of a dedicated entrance lobby for the nightclub in the lower ground floor with stair and passenger lift connecting ground floor to lower ground floor.
- Formation of a staff room and office.
- Formation of an accessible WC and two WCs.
- Formation of a coffee and prep bar.
- Installation of a glazed screen to separate the cafe from the office entrance area.
- Installation of 60mm fire line plasterboard to the underside of the ground floor ceiling to be located between the beams.
- Installation of plasterboard ceilings in back of house areas and WCs.
- Installation of suspended ceilings in WC and staff areas and above the bar.
- Installation of a staircase linking ground and lower ground floors with lobby and door.

Lower Ground Floor Works -

- The strip out of non-original fabric.
- The installation of two raised stages and a raised 'snug' with balustrade.
- Creation of cloak room, hostess station, WCs, cellar, cleaning cupboard, equipment room, dressing rooms and corridor including demolition of some original walls.
- Installation of a set of doors to separate the spaces.
- Construction of a central bar.
- Use of exiting cloakroom to house cold water storage tanks, boosters and control panels.
- Removal of original and non-original walls to reconfigure the space.

An application for planning permission referenced 134320/FO/2022 has also been submitted for the change of use and the external alterations.

Consultations & Notification Responses

National Amenity Societies - No comments received.

Publicity - The application was advertised in the local press as an application for listed building consent and as affecting a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

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 DC14 (Shopfronts and Related Signs) confirms acceptable shop front works.

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". 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.
- 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 submit sufficient information 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 a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 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 securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

The works would reverse later interventions, which is beneficial, and large areas of the space would be open plan, which would reflect the original use of the interior spaces. Original features including beams and columns would remain visible and original windows on the ground floor would be repaired or replaced to match the existing and boarding removed opening up views.

A non-original and poor-quality fire exit would be removed and replaced with a fully clear glazed bronze framed entrance and fan light providing more views.

The preference would be to open up all of the windows including the lower ground floor windows rather than installing a 'lightbox' arrangement behind. These should be removed or reduced as much as possible to allow as many clear views through the windows as possible.

The Hart Street entrance would benefit from a distinct shadow gap between the new frame and existing around the perimeter and sufficient setback to be able to see more of the cast iron surround. The design would also benefit from a much sharper leading edge rather than the flat faced section. Further details are also required of the doors.

A condition would be applied to require further details and/or final proposals for the following works:

- The proposed 'lightboxes'.
- The works to windows.
- Paint colours for the existing and proposed external woodwork and metal work and internal columns.
- The metals to be used in the works to the elevations.
- The removal of inappropriate detritus.
- Repairs.
- The Bloom Street entrance.
- The large doors on Hart Street.
- Internal finishes.
- New ceilings.
- The glazed screen within the entrance lobby.

All other works are considered to be acceptable as currently proposed.

A detailed conservation specification and method statement for the works will also be required by condition.

Overall, the works would improve and revitalise tired areas of the building and remove low-quality and detrimental fit outs.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the improvements to disabled access, the improvements to the character of the spaces and the increased use of the building that the proposals would allow and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The benefits of the proposals are that the proposal consists of works that would increase the let ability of the building to help to ensure a future for the building.

Given the above, the works are considered to be consistent with the above identified policies.

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 ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the 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:

The location plans referenced 21-048 1000 received by the City Council as local planning authority on 8 July 2022

The drawings referenced:

21-048 1025
21-048 1037
21-048 1043
21-048 1049
21-048 1054
21-048 1055
21-048 1061

received by the City Council as local planning authority on 8 July 2022

21-048 1024 Rev B
21-048 1034 Rev B
21-048 1035 Rev A
21-048 1042 Rev A
21-048 1048 Rev A

received by the City Council as local planning authority on 6 October 2022

21-048 1026 Rev A
21-048 1027 Rev A
21-048 1070

received by the City Council as local planning authority on 13 October 2022

The Design and Access Statement prepared by Bowker Sadler Architecture received by the City Council as local planning authority on 8 July 2022

The letter from Lambert Smith Hampton dated July 2022

The email from Lambert Smith Hampton dated 4 October 2022

The email from Lambert Smith Hampton dated 3 October 2022

The method statement for soft strip and preparation works prepared by TMT Group received by the City Council as local planning authority on 4 October 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.

3) Notwithstanding the details submitted with the application, prior to the commencement of the external works hereby approved the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used on all external elevations of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The sample panels and quality control management strategy.

The approved materials shall be used in the construction of the development.

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 SP1 and DM1 of the Core Strategy.

4) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally approved in writing by Manchester City Council as Local Planning Authority ahead of works commencing in respect of that element (a)-(l):

a) The detailed design of the proposed 'lightboxes' and how they will appear and sit in the windows including the lighting and fixings.

b) A full schedule of repairs/reinstatement works for each window (frame, glazing, accessories), including samples.

c) Paint colours for the existing and proposed external woodwork and metal work and internal columns to be informed by paint survey.

d) Samples of the anodised metals to be used in the works to the elevations.

e) A full and forensic survey of all elevations on site and the removal of inappropriate signs and making good of the affected fabric (AC units, brackets, cabling, fixings, plugs, cables and holes where previous penetrations have existed and fixtures have been removed).

- f) A full repair specification and sample for each repair item including pointing, filling of stone / brick/ new bricks / stone.
- g) Full details including detailed elevations and cross sections of the interface of the new glazed door and fanlight on Bloom Street with the surrounding fabric including fixing details and jointing details.
- h) Full details of the large doors on Hart Street including detailed elevations and cross sections of the interface with the existing cast iron frame including fixing details and jointing details.
- i) A final internal finishes scheme for the internal finishes of all areas of the ground and lower ground floors.
- j) Details of how the proposed new ceilings will interface with existing beams and columns on the ground and basement floors. A detailed section should be provided and options need to be submitted to reveal/retain exposed as much original fabric as possible in the areas affected.
- k) A detailed method statement to include building protection, supervision, hold and discovery points if anything of heritage value is discovered and tools and methods being used during strip out and investigation works and implementation of the proposals.
- l) Details of the glazed screen within the entrance lobby, including elevations, sections and specifications.

The works shall be carried out only as agreed in accordance with the approved details

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

National Amenity Societies

New York New York, 98 Bloom Street, Manchester, M1 3LY
Third Floor, Rhodesia House, 52 Oxford Street, Manchester, M1 6JX
Basement, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Fourth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Ground Floor Right, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Second Floor Rear Left, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Second Floor Front Right, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Second Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD
Ground Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Ground Floor To Third Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
Fifth Floor, Rhodesia House, 52 Princess Street, Manchester, M1 6JX
100 Bloom Street, Manchester, M1 3LY
Third Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 1DD
Fourth Floor, Princess House, 105 - 107 Princess Street, Manchester, M1 6DD

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 - Whitworth Street Conservation Area 1985
Area Team Boundary - Name: CENTRAL