Paul Butler Associates
Planning, Development & Heritage Consultants

8 May 2026

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

26.2313

Dear Sir, Madam

Application for Listed Building Consent – Fourth Floor, Lee House

On behalf of the applicant Sixteen Real Estate, we are pleased to submit an application for Listed Building Consent to seek approval for internal works to the Grade II Listed Lee House. The works comprise the internal fit out of the fourth-floor office suite so that it can be occupied by a law firm.

The descriptions of development for the submitted application is as follows:

Listed Building Consent for the installation of internal partitions to fourth floor

In addition to this letter and the completed application forms and notices, the following documents are submitted in support of this application:

- Heritage Addendum by Paul Butler Associates.
- Design and Access Statement by AXI Architects.
- Movable Wall Specification - Avant MW - Data Sheet

Please also refer to the drawing schedule, which can be viewed in Appendix A.

Works to Fourth Floor

Listed Building Consent (123979/LO/2019) was secured on 21 November 2019 for the internal refurbishment and fit-out of office space with; works comprising strip-out of non-original suspended ceilings and partitions, installation of new partitions and exposed services of the Listed Building. This included the exposure and repair / refurbishment of historic and original features. The refurbishment was to a 'CAT A' stage, making it ready for adaptation and fit out by the eventual occupier. The proposed works are for the 'CAT B' works.

Heritage/Planning Benefits

The proposed development will provide a series of economic, social and environmental benefits. These include:

- The sympathetic internal fit out of part of a Grade II Listed Building which will help to secure its long-term future, ensure the retention and exposure of historic/architectural features and minimise impact on the building's fabric.

- Enabling the occupation of the floor with a use which will have a positive impact on the regeneration of this part of the City Centre. The resumption of office use within the building's fourth floor will assist with the retention of major Law firms in Manchester.

- Securing direct investment into the local community through the provision of temporary employment during the fit-out stage and spending in nearby facilities by future office workers.

- The encouragement of further investment into the City Centre and enabling reoccupation of this part of the building thereby encouraging natural surveillance to help reduce crime and the fear of crime.

- The delivery of high-quality office space, within a building where this use has previously been established, thereby helping to meet the demand for such commercial space within the City Centre.

- Taking advantage of the site's easy access to high quality public transport linkages, and its proximity to the multitude of services offered within the City Centre.

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application on behalf of Sixteen Real Estate and look forward to working with officers in progressing the applications through to a positive determination. If you require anything further, please let me know.

Yours sincerely

Don Murphy

Don Murphy MPLAN MRTPI IHBC
Director

Appendix A – Drawing Schedule

- Existing GA Floor Plan (Ref: 26-320 AXI 004 EX-04-rev 3)
- Existing Partitions Plan (Ref: 26-320 AXI 414 PR-04-rev 3)
- Existing and Proposed Cross Sections (Ref: 26-320 AXI 200 PR-04-rev 3)
- Existing and Proposed Reflective Ceiling Plan (Ref: 26-320 AXI 304 PR-04-rev 3)
- Existing and Proposed Floor Finishes Plan (Ref: 26-320 AXI 604 PR-04-rev 3)
- Proposed Building Works Plan (Ref: 26-320 AXI 064 PR-04-rev 3)
- Proposed GA Floor Plan (Ref: 26-320 AXI 104 PR-04-rev 3)
- Proposed Partitions Plan (Ref: 26-320 AXI 404 PR-04-rev 3)