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Planning Statement

Project

27 King Street, Manchester. M2 6AF

Client

Jennor (UK) Ltd

REVISION	DATE

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RIBA
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1. Introduction

This Planning Statement has been prepared in support of an application for minor external works at 27 King Street, Manchester, located within a St. Anns Square Conservation Area.

The application should be read alongside the submitted Design, Access and Heritage Statement.

2. Description of Development

The proposed development comprises:

- The existing asphalt flat roof covering has reached the end of its serviceable life and repairs, water egress is damaging the internal fabric of the building, in result requiring remedial works to be carried out
- Removal of the existing asphalt flat roof covering
- Installation of a new Protec warm roof system, including insulation and carrier layer
- Localised remedial repairs to the existing St Bees red sandstone façade

The works are limited to maintenance, repair, and performance improvement of the existing building.

3. Site Context

The site is situated on King Street within Manchester City Centre, an area characterised by high-quality historic commercial buildings.

The building forms part of a coherent historic streetscape and contributes positively to the character and appearance of St. Anns Square Conservation Area.

4. Planning Considerations

4.1 Principle of Development

The proposed works constitute essential maintenance and upgrading of an existing building. There is a clear presumption in favour of sustaining viable uses of historic buildings through appropriate repair and improvement.

The principle of development is therefore acceptable.

4.2 Design and Impact on Character

The proposal has been designed to ensure no adverse impact on the building or wider streetscape:

- The roof replacement will not be visible from street level
- No alterations are proposed to the building's form, scale, or architectural features
- Materials will match existing

The proposal preserves the established character of the site and surrounding area.

4.3 Impact on Heritage Assets

The site lies within a Conservation Area and is therefore subject to statutory protection.

The proposals:

- Preserve the character and appearance of the Conservation Area
- Include repair and enhancement of historic fabric
- Result in **no harm**, or at worst **less than substantial harm**, which is outweighed by public benefits

The development supports the long-term conservation of the heritage asset.

5. Planning Policy Context

5.1 National Policy
The proposal complies with the National Planning Policy Framework, particularly:

- Section 16: Conserving and Enhancing the Historic Environment
- Paragraphs 199–202: Great weight given to conservation of heritage assets

The works sustain and enhance the significance of the Conservation Area.

5.2 Local Policy – Manchester Core Strategy
The development accords with relevant policies of the Core Strategy:

- **EN1 – Design Principles:** Ensures high-quality design and respects local character
- **EN3 – Heritage:** Requires development to preserve or enhance heritage assets
- **EN9 – Green Infrastructure:** Supports sustainable development objectives

The proposal is fully compliant with the Development Plan.

6. Sustainability
The scheme incorporates sustainable measures:

- Installation of a warm roof system to improve thermal efficiency
- Reduction in energy use and heat loss
- Retention and repair of existing البناء fabric, reducing material waste

7. Conclusion
The proposed works represent a sensitive and appropriate form of development within a Conservation Area.

- The character and appearance of the area will be preserved
- The building's historic fabric will be maintained and enhanced
- The proposal complies with both national and local planning policy

There are no material planning considerations that would warrant refusal.