MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143363/LO/2025
Date registered valid:	12 September 2025
Proposal:	Listed building consent for reordering works to Entrance Lobby and redecoration throughout Entrance Lobby and Stairwell.
Address:	Carlton House, 18 Albert Square, Manchester, M2 5PF
Ward(s):	Deansgate Ward
Applicant:	Carlton House (Mgmt) Ltd
Agent (if any):	Ms lauren Ward Cube
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	28/10/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 14 October 2025

Standard consultations:
Printed: 17 September 2025 Expired: 8 October 2025

Neighbour notifications
Printed: 17 September 2025 Expired: 8 October 2025

Site notice
Posted: 19 September 2025 Expired: 10 October 2025

Press advert
Published: 23 September 2025 Expired: 14 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to Carlton House, a 4 storey plus attic building sited on a rectangular plan facing Albert's Square. Carlton House was originally used as offices and a club designed by Clegg & Knowles (1872) and is designed in the Free Venetian Gothic style.

Its significance is derived from its architectural style, with external features elevation facing Albert Square including two-centred arched doorways in 3rd bay, with trefoil intrados, shafts and imposts with knobbly foliation; the sashed windows featuring throughout the elevation and variously segmental-pointed, shouldered, trefoiled and square-headed, and with various forms of enrichment, including shafts with foliated caps and carved panelled aprons.

While the interior was not inspected in 1974 and is not described in the official listing description, the only remaining historic fabric of any significance within the entrance, lobby and staircase is a small band of cornicing to the ceiling, with the remainder of the interior featuring a modern fitout.

Listed building: Grade II

Conservation area: Albert Square Conservation Area 1972

Tree Preservation Order: Not applicable

Description of area

The application site is located within the Albert Square Conservation Area, with Carlton House fronting Albert Square itself. The Square serves as a focal point within the conservation area, with the public realm set amid the backdrop of a number of heritage assets. Accordingly, the immediate vicinity features a number of listed assets similarly fronting into the public square, including the Grade I listed Town Hall, the Grade II* listed Town Hall Extension and Memorial Hall and the

Grade II listed St Andrews Chambers, Albert Chambers, Lloyds House, as well as a number of listed historic statues and monuments.

Description of development

Listed Building Consent is sought for internal reordering and redecoration of Carlton House's entrance lobby, reception area and staircases.

At the entrance lobby steps, Tektura textured wallpaper would be applied to the internal entrance lobby walls on both sides. 3 no. wall lights would be installed to the centre point of each panel on both sides of the internal entrance steps. Existing and non-original ceilings plaster columns and friezes would be repainted in warmer tones in keeping with the design scheme. A natural oil woodstain would be applied to existing oak doors and surrounds.

At the reception area, the existing reception counter and surrounding cabinetry would be reformed in timber slats, with the counter remaining in the same location as existing. A patinated brass lattice would be installed to the existing marble wall behind reception counter. The tenant signboard would be replaced in matching slatted timber with integral backlit LED Marblo lighting and located adjacent to the reception counter. Another existing tenant signboard would be replaced with a floor to ceiling mirror design in matching Patinated Brass decorative lattice. In addition, the existing glass lift surrounds would be replaced with mirrored glass surrounds

At the main stairwell, there would be an overlay of the existing artificial stone wall guard above the main stairwell handrail leading to all floor levels with veneered panelling with integrated indirect LED downlighting. There would also be a replacement of the existing walnut strip tenant signboards on each floor level with a slatted timber signboard with backlit Marblo lighting to match entrance lobby.

Consultations & Notification Responses

Publicity and Advertisement:
The proposal has been advertised by way of site and press notice. Notification letters have also been sent to nearby properties. No comments have been received.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-P2 – Heritage The Adopted Core Strategy for the City of Manchester
- SP1 – Spatial Principles
- CC9 – Design and Heritage
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC19 – Listed Buildings

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Section 16

Issues

Impact upon the Heritage Asset

While the proposed works are internal, the main entrance doors are commonly open and works to the entrance lobby and reception area would therefore be visible from Albert Square and seen in the context of the building's external architectural detail from which it primarily derives its significance. As existing, the entrance lobby and reception area features a modern 1990's fit out, with the current appearance of the space featuring decorative plasterwork and simple neutral colours sitting comfortably with the listed building.

The redecoration and reordering works to the entrance lobby and reception area would impact on the modern fit out, introducing a different palette of materials and fit out that would alter the appearance. The proposed lighting would not impact original plaster, with any cabling works sited behind the plaster to minimise visual clutter. Whilst some of the use of materials including large areas of marble may be considered excessive, given that the entrance lobby is modern, the moulded plasterwork and decorative tracery would be retained, and that the original cornicing historic fabric would not be impacted, it is not considered that the proposed works would have any significant impact on either historic significance of the building's interior nor the historical architectural character of the building's exterior.

Similarly, it is considered that works to the staircase are minor in nature and do not impact any historic fabric nor impact upon spatial character.

In view of the above, the proposed works are considered to have a neutral impact on the character and historic fabric of the Grade II listed building resulting in an overall neutral impact on the special interest of the Grade II listed Carlton House as a whole. The works consist solely of redecoration and reordering of an already modern palette and fitout, and are visually acceptable and sufficiently appropriate to the listed status of the building.

Conclusion

In consideration of the above, the works are considered to have a neutral impact on the special interest of the heritage asset and permit the continued viable use of the associated office units, having no impact on historic fabric.

On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990. The proposal would also meet the requirements set out in sections 12 and 16 of the NPPF; Policies SP1, CC9, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; and Places for Everyone Policy JP-P2.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

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 location plan received 03/07/2025

the following drawings and documents received 03/07/2025:
[Proposed Refit: Entrance & Common Areas – Proposed Interior Elevations]
Heritage Design & Access Statement]

the following drawings received 09/09/2025:

10125-02
10125-04
10125-07
10125-08
10125-10
10125-12
10125-14
10125-15
10125-16

the 10125-06 drawing received 12/09/2025

and the following documents received 16/10/2025:

strip wall light product information
LE022-WL-0351
ASSEMBLY INSTRUCTION

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies SP1, EN3, CC9 and DM1 and saved Unitary Development Plan Policy DC19.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Suite 1B First Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
Ground Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
24 Lloyd Street, Manchester, M2 5WA
18 Albert Square, Manchester, M2 6LW
Rajdoot Tandoori Manchester Ltd, Basement, 18 Albert Square, Manchester, M2 5PE
Second Floor, 1 Central Street, Manchester, M2 5WR
Ground Floor, 2 Mount Street, Manchester, M2 5WQ
Second Floor, 2 Mount Street, Manchester, M2 5WQ
First Floor, 2 Mount Street, Manchester, M2 5WQ
Third Floor, 1 Central Street, Manchester, M2 5WR
First Floor, 1 Central Street, Manchester, M2 5WR
Level 7, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Second Floor, 20 - 21 Albert Square, Manchester, M2 5PE
Ground Floor Right, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
Fourth Floor, 1 Central Street, Manchester, M2 5WR
Ground Floor, 1 Central Street, Manchester, M2 5WR
Level 4, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
4 Mount Street, Manchester, M2 5WG
The Albert Square Chop House, 14 Albert Square, Manchester, M2 5PF
Town Hall, Albert Square, Manchester, M2 5DB
Level 5, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Level 3, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Level 2, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
City Council Engineers And Surveyors, Albert Square, Manchester, M2 5HD
Third Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PR
Front And North Wings Level 6, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Level 1, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
2 Mount Street, Manchester, M2 5WQ
Slug And Lettuce, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Third And Fourth Floors, 2 Mount Street, Manchester, M2 5WQ
Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
16 Albert Square, Manchester, M2 5PF
1 Central Street, Manchester, M2 5WR
1 Southmill Street, Manchester, M2 5PH
Third Floor, 20 - 21 Albert Square, Manchester, M2 5PE
Second Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
Suite 1A First Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
Ground Floor Left, Carlton House, 18 Albert Square, Manchester, M2 5PE
Greater Manchester Police Public Enquiry Counter, Town Hall Extension, Lloyd Street, Manchester, M60 2LA

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Albert Square Conservation Area 1972
Area Team Boundary - Name: CENTRAL