

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143612/LO/2025
Date registered valid: 31 July 2025
Proposal: Listed building consent for roof repair works.
Address: 37 Cross Street, Manchester, M2 4JE
Ward(s): Deansgate Ward

Applicant: Jason Wadsworth Torside Building Consultants Limited
Agent (if any): Mr Jason Wadsworth Torside Building Consultants Limited
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 08/09/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 August 2025 Expired: 29 August 2025

Site notice

Posted: 14 August 2025 Expired: 5 September 2025

Press advert

Published: 12 August 2025 Expired: 3 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the roof of the Grade II listed building at 37 Cross Street. The property is the former Alliance Insurance Office building, dating from the late Victorian period and comprises of four storeys and a façade of stone completed in a Flemish renaissance style. The site is now in use as ground floor retail space (Class E), with residential apartments above (Class C3). To the property's roof and rear, feature several flat roofs.

Listed building: Grade II

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre and the Upper King Street Conservation Area. Neighbouring built development comprises of a high number of listed buildings, this includes the Grade I listed Bank of England and Grade II listed Eagle House, Prudential Assurance Office and the Former Lloyds Bank. Additionally, a large number of properties that are in commercial retail and office uses feature within the street scene, with some residential development situated within the upper floors of the buildings. Major transport links are present within the local area, including the live tramline that runs between St Peters Square and Exchange Square.

Description of development

The proposal seeks listed building consent for roof repair works.

The development would see the removal of asphalt waterproofing from a section of flat roof to the rear of the property, and the installation of a replacement three layered roof system. The layers would comprise of a vapour control layer, a PIR insulative material, roofing underlay system, and a mineral felt waterproof capsheet.

Existing concrete copings would be removed, cleaned and relaid as part of the proposed works.

The flat roof's drainage system would remain unaffected as part of the proposed works.

Consultations & Notification Responses

Publicity – A site notice and press notice published, neighbouring properties were also notified of the proposal by letter. No representations were received.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

137524/LO/2023 - Internal alterations to facilitate new fire protection works – Approved November 2023.

061729/FO/CITY1/01 - Conversion of second, third and fourth floor to form 12 apartments – Approved August 2001.

059709/LO/CITY1/00 - LISTED BUILDING CONSENT Remedial waterproofing and fit-out of shell unit to operate as business office – Approved September 2000.

Policy

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Issues

Impact upon the Heritage Asset

The application property is a listed building that largely derives its significance from its impressive façade. Conversely, internally the building has been subject to extensive change, with the site's change of use to commercial retail and residential apartments. As existing, there are several points of water ingress from the property's roof that is damaging the residential apartments within. The majority of the works required to address these areas of water ingress fall under repair works and thus do not require listed building consent. That subject to the proposal, however, would see the building up of an existing flat roof and the introduction of new material to the listed building, and thus consent is required.

The flat roof affected by the proposed works, is a utilitarian and back of house area of the listed building, however, it is still an original feature and is thus of historical significance. The existing asphalt roof covering has failed and is need of replacement. The replacement roof covering will have a 20 year long warranty and improve thermal retention within the existing property. Due to the location of the flat roof, views of the new roof covering will only be possible from the third floor rear windows of 37 Cross Street, with no views possible from the public highway. In light of the above, it is considered that the proposal, if implemented, would incur a very low level of less than substantial harm.

Heritage Assessment and Conclusion

In light of how the proposal would resolve ongoing water ingress issues on site, thereby helping to preserve the listed building and its future use. This public benefit is considered to outweigh the very low level of less than substantial harm identified by the proposal. The proposal would therefore meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with policies JP-Strat2 and JP-P2 of the Places for Everyone Plan, Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy, Saved Unitary Development Plan Policy DC19, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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 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

Officers have acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

Conditions 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 following drawings and documents:

- o Location Plan (Planning Portal Reference: PP-14213021v1)
- o 24010/LBC01: Existing Roof Plan
- o 24010/LBC02: Proposed Roof Plan
- o 24010/LBC03: Existing and Proposed Small Flat Roof Sections
- o Design & Access Statement (Prepared by Torside)

- o Heritage Statement (Prepared by Torside)
- o Correspondence RE new roof covering (Prepared by BMI; Dated 01/05/2025)
- o Site Photographs (Prepared by Torside)

All stamped as received by the City Council as Local Planning Authority on 31/07/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans.
Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework

Appendix 1 – List of consultees & neighbours notified

Second Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Smile Sylist, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Fifth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Sixth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Fourth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Seventh Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Third Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
First Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Flat 301, 56 Cross Street, Manchester, M2 7AR
Flat 205, 56 Cross Street, Manchester, M2 7AR
Flat 204, 56 Cross Street, Manchester, M2 7AR
Flat 203, 56 Cross Street, Manchester, M2 7AR
Flat 202, 56 Cross Street, Manchester, M2 7AR
Flat 201, 56 Cross Street, Manchester, M2 7AR
Flat 305, 56 Cross Street, Manchester, M2 7AR
Flat 304, 56 Cross Street, Manchester, M2 7AR
Flat 303, 56 Cross Street, Manchester, M2 7AR
Flat 302, 56 Cross Street, Manchester, M2 7AR
43 Cross Street, Manchester, M2 4JF
Third Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
ALEC FINCH GROUP LIMITED, Fourth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Fifth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Sixth Floor Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Flat 402, 37 Cross Street, Manchester, M2 4JE
Flat 201, 37 Cross Street, Manchester, M2 4JE
Flat 202, 37 Cross Street, Manchester, M2 4JE
Flat 203, 37 Cross Street, Manchester, M2 4JE
Flat 204, 37 Cross Street, Manchester, M2 4JE
Flat 301, 37 Cross Street, Manchester, M2 4JE
Flat 302, 37 Cross Street, Manchester, M2 4JE
Flat 303, 37 Cross Street, Manchester, M2 4JE
Flat 304, 37 Cross Street, Manchester, M2 4JE
Flat 401, 37 Cross Street, Manchester, M2 4JE
Flat 403, 37 Cross Street, Manchester, M2 4JE
Flat 404, 37 Cross Street, Manchester, M2 4JE
Basement And Ground Floor, 76 King Street, Manchester, M2 4NH
74 King Street, Manchester, M2 4NJ
Fourth Floor, 76 King Street, Manchester, M2 4NH
Third Floor, 76 King Street, Manchester, M2 4NH
Second Floor, 76 King Street, Manchester, M2 4NH
BERWIN LEIGHTON PAISNER LLP, First Floor, 76 King Street, Manchester, M2 4NH
Ground Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Fourth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
First Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Second Floor, 64 Cross Street, Manchester, M2 4JQ
62 Cross Street, Manchester, M2 4JQ
47 Cross Street, Manchester, M2 4JF

Basement To First Floor, 37 Cross Street, Manchester, M2 4JE
76 Cross Street, Manchester, M2 4JG
Second Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Basement, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Fifth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
First Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU
Seventh Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU
Ground Floor, 76 Cross Street, Manchester, M2 4JG
66 - 68 Cross Street, Manchester, M2 4JQ
64 Cross Street, Manchester, M2 4JQ
Phoenix House, 45 Cross Street, Manchester, M2 4JF
Third Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Third Floor, 64 Cross Street, Manchester, M2 4JQ
First Floor, 64 Cross Street, Manchester, M2 4JQ
Third Floor Rear, 64 Cross Street, Manchester, M2 4JQ
41 Cross Street, Manchester, M2 4JE
39 Cross Street, Manchester, M2 4JE
70 - 72 Cross Street, Manchester, M2 4JG
74 Cross Street, Manchester, M2 4JG
51 King Street, Manchester, M2 7AZ
Second Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG

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 - Upper King Street Conservation Area 1970
Area Team Boundary - Name: CENTRAL