

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142839/LO/2025

Date registered valid: 29 May 2025

Proposal: Listed building consent for removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, associated facade reinstatement works and internal works.

Address: 25 St Ann Street, Manchester, M2 7HN

Ward(s): Deansgate Ward

Applicant: Ms Clare Perrie NatWest Group PLC

Agent (if any): Ms Katharine Morgan Cushman Wakefield Planning

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25/06/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 30 May 2025 Expired: 20 June 2025

Neighbour notifications

Printed: 30 May 2025 Expired: 20 June 2025

Site notice

Posted: 30 May 2025 Expired: 20 June 2025

Press advert

Published: 3 June 2025 Expired: 24 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II* listed 25 St Ann Street. The property is a three storey former bank and attached bank managers house dating from the early Victorian period. The property features a flat roof extension that is situated within the internal courtyard that the application site and Mansfield Chambers, 17-23 St Anns Square, share. The aforementioned flat roof extension provides direct access to the eastern wing of Mansfield Chambers via a modern link bridge extension. The site is currently unoccupied, having last been in use as a bank.

Listed building: Grade II*

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre's primary shopping area and St Anns Square Conservation Area. Development along Corporation Street and New Cathedral Street is primarily modern in character, dating from the late 1990s and early 2000s. Uses within this area are overwhelmingly comprised of commercial retail space, including café, restaurant, shop and drinking establishment uses. The character of built development closer to the application site within St Anns Square, St Ann Street and King Street, is historic in character being populated by a high number of Victorian and Edwardian buildings, generally in use as small scale retail and office uses. Properties of note within the street scene include the Grade I listed Church of St Ann and Grade II listed Royal Exchange to the south and north of the site.

Description of development

The application seeks listed building consent for the removal of a contemporary link bridge that provides access to 17-23 St Anns Square, subsequent façade reinstatement works, and minor internal reconfiguration works.

The proposed link bridge removal works would see the removal of said bridge, and the subsequent reinstatement of glazed bricks and felt roofing that would match in with that of the rest of the elevation.

Internally at ground floor the proposal would see the removal of non-original plasterboard to expose original doors that are retained in situ. Works to the first floor would consist of the infilling of a modern entrance to 17-23 St Anns Square with brick and a lime based plaster.

Planning History

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

142946/FO/2025 - Removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, and associated facade reinstatement works – Application under consideration.

142840/LO/2025 – Listed building consent for removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, associated facade reinstatement works and internal works – Application under consideration.

077219/LO/2005/C1 – LISTED BUILDING CONSENT for the installation of new signage, internal re-fit and installation of plant equipment to third floor roof area – Approved May 2006.

077218/FO/2005/C1 – Installation of new plant equipment to third floor roof – Approved May 2006.

025599 – LISTED BUILDING CONSENT Construction of bridge access link at 1st.floor level – Approved December 1985.

F09053/LB – LISTED BUILDING CONSENT Construction of mezzanine floor in existing ground floor clerks area at rear of banking hall, including fire screens, interview rooms, modifications to foyer and security screens to provide extra office space – Approved October 1978.

Consultations & Notification Responses

Publicity – None received.

Policy

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 EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)

- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- 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

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

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Impact upon Heritage Asset

25 St Ann Street, a former bank and attached bank manager's residence, is a Grade II* listed building. The site was still in active use as a bank up until 2022, with it now having been unoccupied since then. As a result of this extended period of vacancy, internal areas have suffered from neglect, with water ingress being an issue in several locations, as well as mould. The bank dates from early Victorian period though its internal spaces have been subject to some modernisation, this includes the installation of a mezzanine floor, as well as a link bridge to the eastern wing of the neighbouring Mansfield Chambers, 17-23 St Anns Square.

It is understood that the application site is to be sold on. To ensure this process can be executed quickly and without legal issue, the development would see the removal of access points between it and the neighbouring Mansfield Chambers, in order to allow both properties to revert back to their original forms in which there is clear separation between them.

Proposed works to the ground floor would be limited to the removal of modern plasterboard applied over an original door, as well as the uncovering and subsequent making good of the door retained behind. The proposed works would see the reinstatement of an original opening and thus would help reestablish the historic layout of the property. In light of this, subject to a planning condition that would require a methodology for the works to be submitted to the Local Planning Authority for approval, it is considered this element of the proposed works would have a positive impact on the significance of the listed building.

Similarly to that of the ground floor proposals, works to the first floor would see the removal of a modern opening within the first floor to Mansfield Chambers. Again, in line with the above, subject to a methodology for the works, it is considered these works would be beneficial to the overall significance of the building, with it bringing the property closer in line with the original layout.

The most significant works proposed under the application, would see the removal of the modern 1980s link bridge from the property's flat roof rear extension to the eastern wing of Mansfield Chambers. The link bridge, whilst only visible from the rear windows of 25 St Ann Street or Mansfield Chambers, still detracts from the listed building's significance, with it contributing to a cluttered back of house appearance. Upon the removal of the link bridge the property's external wall would be rebuilt in glazed brick to match that of the rest of the elevation, the sloped roof of the lower level replicated, and new internal plastered finishes applied. Subject to a planning condition that would require the submission of material samples and a methodology for the works, this element of the development would have a minor beneficial impact on the significance of the listed building.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to have a minor positive impact to the significance of the listed building, and is therefore acceptable and in accordance with policies SP1, EC1, EC2, EC3, CC1, CC9, CC10, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis permission 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.

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 following drawings and documents:

- o Location Plan (Title number MAN171367)
- o E7480-GA-EL-17: Elevations Existing and Proposed Separation Works
- o E7480-GA-MZ Rev A: Mezzanine Floor Plan Proposed Separation Works
- o E7480-GA-GD Rev A: Ground Floor Plan Proposed Separation Works
- o E7480-GA-01: First Floor Plan Proposed Separation Works

- o E7480-EX-MZ Rev A: Mezzanine Floor Plan Existing & Downtaking Separation Works
- o E7480-35-MZ Rev A: Mezzanine Floor Plan Proposed Reflected Ceiling Separation Works

All stamped as received by the City Council as Local Planning Authority on 30/04/2025.

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

3) a) Prior to the commencement of the link bridge removal works hereby approved, a method statement for its removal, detailing how historic material will be protected and repaired, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

b) Prior to the commencement of any façade reinstatement works hereby approved, a method statement for the works, as well as material samples of all material to be used in the reinstatement works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. Material samples for exterior brick, mortar, lead flashing, sealant, as well as internal finishes, shall be required to be submitted. The approved details shall then be implemented as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) Prior to the commencement of any works concerning the infilling of the first floor link between 25 St Ann Street and 17-23 St Anns Square located at first floor, as shown on drawing no.E7480-GA-01, a method statement for such works, and specifications of material to be used, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) Prior to the commencement of any works in relation to the exposing of the plasterboarded ground floor door, as shown on drawing no. E7480-GA-GD Rev A, a methodology for the proposed works, as well as details of any necessary reinstatement and making good works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)
Heritage & Urban Design

Advertising Right At The Junction Cross Street, St Ann Street, Manchester, M2 7LG
Second Floor, National House, 36 St Ann Street, Manchester, M2 7EL
First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF
Fifth Floor, 2 Old Bank Street, Manchester, M2 7PF
Second Floor, 2 Old Bank Street, Manchester, M2 7PF
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF
Fourth Floor Left, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Front, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Rear, Alliance House, 30 Cross Street, Manchester, M2 7AQ
First Floor, 15 St Ann's Square, Manchester, M2 7PW
Sixth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Third Floor, National House, 36 St Ann Street, Manchester, M2 7LE
First Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Ground Floor Basement And Mezzanine Floor, 34 St Ann Street, Manchester, M2 7LE
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF
Basement And Ground Floor, 2 Old Bank Street, Manchester, M2 7PF
Basement, Alliance House, 30 Cross Street, Manchester, M2 7AQ
34 St Ann Street, Manchester, M2 7LE
St Anns Church, St Ann Street, Manchester, M2 7LF
Corbieres, Half Moon Street, Manchester, M2 7PB
Alliance House, 30 Cross Street, Manchester, M2 7AQ
Fourth Floor, 2 Old Bank Street, Manchester, M2 7PF
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
2 Old Bank Street, Manchester, M2 7PF
Fourth Floor, Alliance House, 30 Cross Street, Manchester, M2 7AA
17 - 21 St Ann's Square, Manchester, M2 7PW
Third Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Veincentre Ltd, Fourth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Fifth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Third Floor, 2 Old Bank Street, Manchester, M2 7PF
23 St Ann's Square, Manchester, M2 7PS
36 Cross Street, Manchester, M2 7AQ
15 St Ann's Square, Manchester, M2 7PW
COS, 30 St Ann Street, Manchester, M2 7LF

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL

