

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143120/LO/2025		
Date registered valid:	23 July 2025		
Proposal:	Listed Building Consent - Installation of 2no. access handles to main entrance		
Address:	Mintiera House, Chorlton Street Arched Entrance		
Ward(s):	Piccadilly		Ward
Applicant:	White Kampus		
Agent (if any):	Mr Greenfield		
Case officer:	Lea		Joseph
	Tel: 0161	227	3644
	Email: lea.joseph@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	11 September 2025		

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 12 August 2025

Standard consultations:

Printed: 29 July 2025 Expired: 19 August 2025

Neighbour notifications

Printed: 29 July 2025 Expired: 19 August 2025

Site notice

Posted: Expired:

Press advert

Published: 5 August 2025 Expired: 27 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of building/area

Mintierna House is a former shipping warehouse that is currently occupied as residential flats. The red brick building has a sandstone face which borrows from the Italian Palazzo style. These Palazzo style features are its astylar windows, rusticated quoins, and moulded cornice. The Chorlton Street elevation includes a decorated arched doorway. There are wrought iron balcony fire escapes with ornamentation on the Western and Eastern elevations. The building's significance derives from preservation of its external details including its window moulding, fire escapes, window arches, and rustication. The site is bounded by Little David Street, Canal Street, Rochdale Canal and Chorlton Street.

The building is located within Kampus, a multi-year development project developed in partnership with Manchester City Council and the University of Manchester. This regeneration project includes a robust network of uses. This includes restaurants and bars (class E), residential housing, artist studios and boutique shops. The area borders Manchester's Gay Village and the site itself in close proximity to the bars and restaurants of Canal St.

Minshull House, which neighbours Mintierna house, and Lock no.86 within the Rochdale Canal form part of the Grade II listing for the building.



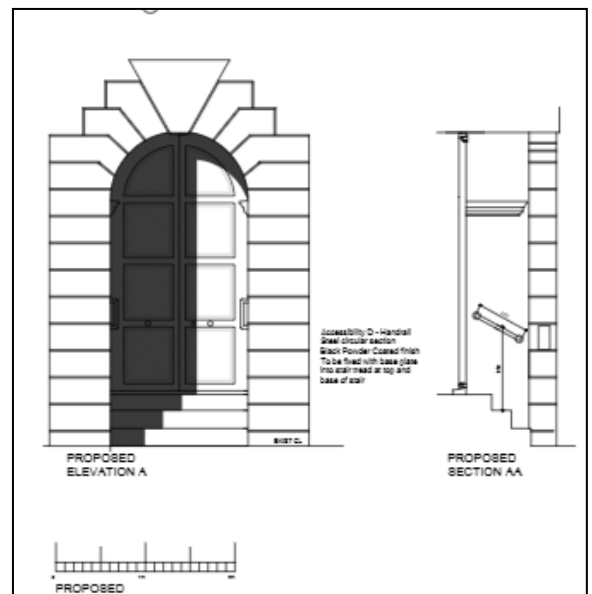
Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of development

Listed building consent is sought for the installation of no.2 support handles to a single-use entrance. The handles would be sited diagonally between the sandstone. Each of the four handles will measure 600mm in length. The proposed location is at a single use entrance to a ground floor flat which currently has no access modifications.



Planning History

115570/FO/2017 | Conversion of buildings to provide 58 residential apartments (Class C3) (26 x 1 bed and 32 x 2 bed) (41 units in Minshull House and 18 units in Minto Turner Building) above lower ground and ground floor Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only), ground floor extension to Minshull House to provide additional commercial space (uses as specified above), creation of 59 secure cycle parking spaces and works to provide hard and soft landscaping including new public square in front of Minshull House and pedestrian route along Little David Street to the Kampus Courtyard, servicing and access.

Consultations & Notification Responses

Publicity

The proposal has been advertised, by way of site notice and press advertisement, as a listed building and the setting of listed assets. Letters have also been sent out to local businesses and residents. No representations have been received.

Policy

The policies relevant to the consideration of this application are as follows:

Planning (Listed Building and Conservation Areas) Act 1990

Saved Unitary Development Plan Policy

DC19 Listed Buildings

Places for Everyone Joint Development Plan

JP-P1 Sustainable Places

JP-P2 Heritage

Manchester Core Strategy (2012-2027)

CC10 A Place for Everyone

Other Material Considerations:

National Planning Policy Framework

Chapter 12 Achieving well-designed places

Chapter 16 Conserving and enhancing the historic environment

Issues

Principle of development

The 2017-18 renovation of Mintierna House enabled accessibility from the primary entrance and internally to the upper storeys of the building. The proposal seeks to meet requirements of the Equality Act 2010 and Building Regulations. Level access currently exists at the Little David Street elevation but, the ground floor flat that is accessed via the Chorlton Street entrance does not currently have provisions for persons with mobility issues. The handrails would enhance the site's accessibility and long-term suitability.

The principle of development effectively meets policies JP-P1, CC10 and Chapter 12 of the National Planning Policy Framework.

Impact on the Listed Building and setting of surrounding listed buildings

Policy JP-P2 dictates the importance of the historic environment to 'sense of place' and character within Manchester. DC19.1 requires that development must not have a 'detrimental' or 'adverse' impact on Listed Buildings. Also, DC19.1 states that officers should not permit 'external alterations' which would have 'an adverse effect' on architectural or historic character.

The proposal would constitute minor, reversible alterations with discrete fixings and minimal penetrations. The selected colour and form of the handles is subtle and unobtrusive. The matte black effectively contrasts with the white finish of the interior of arched doorway, enabling visibility and function in all weather conditions. The size and siting of the proposed handles would not disrupt the rhythm of architectural features or the coherence of the façade design. The proposal's siting does not conflict with any elements of the structure that contribute to its architectural significance. As such, the proposal constitutes effective preservation of the listed building and character of nearby listed buildings and assets. The proposal is therefore acceptable, pursuant to Places for Everyone Policy JP-P2 and Saved Unitary Development Plan Policy DC19.

Chapter 16 of the National Planning Policy Framework requires that development impacting heritage assets is assessed by potential harm caused to the asset and the public benefit of said harm.



The proposal would increase access for disabled and elderly people to a ground floor flat that cannot be accessed via existing the level access point on Litte David Street. This increased accessibility of the site constitutes a valuable public benefit. The low level of harm caused by the elevational alterations would be reversible with a minimal adverse impact as the handles siting has been carefully designed to sit on a repainted portion of the façade, rather than on the original sandstone.

In consideration of the above, the proposal constitutes a low level of less than substantial harm to the heritage asset. The appearance and siting would be sympathetic and minimal, no elements of architectural significance would be adversely impacted therefore, on balance the low level of harm is outweighed by the public benefit of the proposal. On this basis, the proposal is considered to meet the statutory tests as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and Chapter 16 of the National Planning Policy Framework.

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 worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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:

Drawing: AL.01 Rev. 2 (Received 23 June 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

- 3) The hand rail shall be installed in accordance with the following specification:

Matt Black Satin Stainless Steel D Shape Pull Handle (600mm)

Reason – In the interest of visual amenity pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012) and saved policy DC19 of the Manchester Core Strategy (1995).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

6 Little David Street, Manchester, M1 3GA

Flat 210, 4 Little David Street, Manchester, M1 3GA

Flat 311, 4 Little David Street, Manchester, M1 3GA

Flat 103, 4 Little David Street, Manchester, M1 3GA

Flat 105, 3 Little David Street, Manchester, M1 3GA

Flat 301, 3 Little David Street, Manchester, M1 3GA

Flat 310, 4 Little David Street, Manchester, M1 3GA

Flat 107, 4 Little David Street, Manchester, M1 3GA

Flat 204, 4 Little David Street, Manchester, M1 3GA

Flat 201, 4 Little David Street, Manchester, M1 3GA

Flat 304, 4 Little David Street, Manchester, M1 3GA

Flat 102, 4 Little David Street, Manchester, M1 3GA

Flat 105, 4 Little David Street, Manchester, M1 3GA

Flat 206, 4 Little David Street, Manchester, M1 3GA

Flat 307, 4 Little David Street, Manchester, M1 3GA

Flat 207, 4 Little David Street, Manchester, M1 3GA

Flat 203, 3 Little David Street, Manchester, M1 3GA

Flat 109, 4 Little David Street, Manchester, M1 3GA

Flat 101, 4 Little David Street, Manchester, M1 3GA

Flat 306, 4 Little David Street, Manchester, M1 3GA

Flat 313, 4 Little David Street, Manchester, M1 3GA

Flat 203, 4 Little David Street, Manchester, M1 3GA

Flat 213, 4 Little David Street, Manchester, M1 3GA

Flat 103, 3 Little David Street, Manchester, M1 3GA

Flat 111, 4 Little David Street, Manchester, M1 3GA

Flat 302, 4 Little David Street, Manchester, M1 3GA

Flat 212, 4 Little David Street, Manchester, M1 3GA

Flat 211, 4 Little David Street, Manchester, M1 3GA

Flat 301, 4 Little David Street, Manchester, M1 3GA

Flat 315, 4 Little David Street, Manchester, M1 3GA

Flat 312, 4 Little David Street, Manchester, M1 3GA

9 Little David Street, Manchester, M1 3GA

Flat 104, 3 Little David Street, Manchester, M1 3GA

Flat 204, 3 Little David Street, Manchester, M1 3GA

Flat 206, 3 Little David Street, Manchester, M1 3GA

Flat 304, 3 Little David Street, Manchester, M1 3GA

Flat 209, 4 Little David Street, Manchester, M1 3GA

Flat 309, 4 Little David Street, Manchester, M1 3GA

Flat 202, 4 Little David Street, Manchester, M1 3GA

Flat 104, 4 Little David Street, Manchester, M1 3GA

Flat 303, 4 Little David Street, Manchester, M1 3GA

Flat 302, 3 Little David Street, Manchester, M1 3GA

Flat 305, 3 Little David Street, Manchester, M1 3GA

Flat 106, 4 Little David Street, Manchester, M1 3GA

Flat 205, 4 Little David Street, Manchester, M1 3GA

Flat 305, 4 Little David Street, Manchester, M1 3GA

Flat 314, 4 Little David Street, Manchester, M1 3GA

Flat 308, 4 Little David Street, Manchester, M1 3GA

Flat 214, 4 Little David Street, Manchester, M1 3GA

Flat 208, 4 Little David Street, Manchester, M1 3GA

Flat 110, 4 Little David Street, Manchester, M1 3GA
Flat 303, 3 Little David Street, Manchester, M1 3GA
Flat 101, 3 Little David Street, Manchester, M1 3GA
Flat 202, 3 Little David Street, Manchester, M1 3GA
Flat 201, 3 Little David Street, Manchester, M1 3GA
Flat 108, 4 Little David Street, Manchester, M1 3GA
Flat 215, 4 Little David Street, Manchester, M1 3GA
Flat 205, 3 Little David Street, Manchester, M1 3GA
Flat 102, 3 Little David Street, Manchester, M1 3GA
2 Little David Street, Manchester, M1 3GA
41 Chorlton Street, Manchester, M1 3FY

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL