

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143406/LO/2025

Date registered valid: 24 July 2025

Proposal: Listed Building Consent for repair, re-glazing, and replacement of front and rear windows.

Address: 44-50 Portland Street, Manchester, M1 4GS

Ward(s): Deansgate Ward

Applicant: Mr Canxi Mo NW Group Ltd

Agent (if any): Mr Kelvin Mo NW Group Ltd

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 September 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 30 July 2025

Standard consultations:

Printed: 31 July 2025 Expired: 21 August 2025

Neighbour notifications

Printed: 31 July 2025 Expired: 21 August 2025

Site notice

Posted: 30 July 2025 Expired: 20 August 2025

Press advert

Published: 5 August 2025 Expired: 27 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

This application relates to a five storey and basement former warehouse at 44 - 50 Portland Street, which is a Grade II listed former warehouse.

The building was first listed on 6th June 1994. It dates from 1850 and is constructed in red brick with sandstone dressings in an Italian Palazzo style. The building is considered to have high significance due to its architectural, historic and group interest with the adjacent Victorian industrial heritage assets. The building makes a positive contribution to the George Street Conservation Area.

Description of area

The building is within the George Street Conservation Area and has frontages onto Portland Street and Reyner Street. Portland Street is a main radial route through the City Centre.



Figure 1 – Photo of front elevation



Figure 2 – Rear elevation

Description of development

Listed Building Consent is sought for the repair, reglazing and replacement of windows to the front and rear elevations of 44-50 Portland Street.



Figure 3 – Existing front elevation

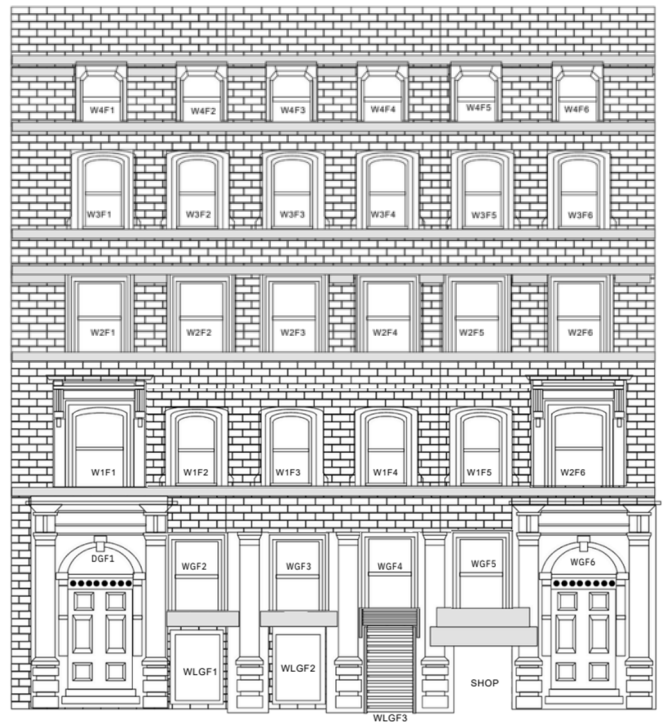


Figure 4 – Proposed rear elevation

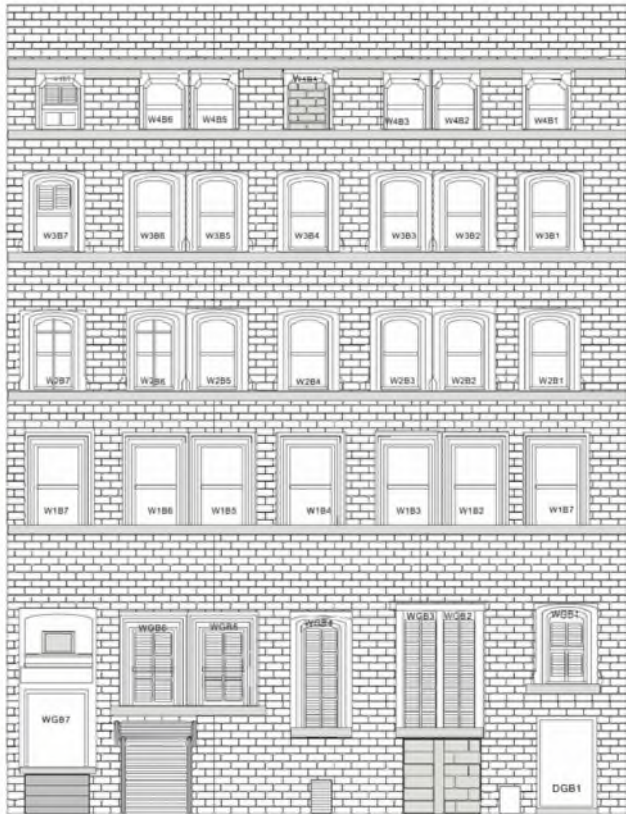


Figure 5 – Existing rear elevation

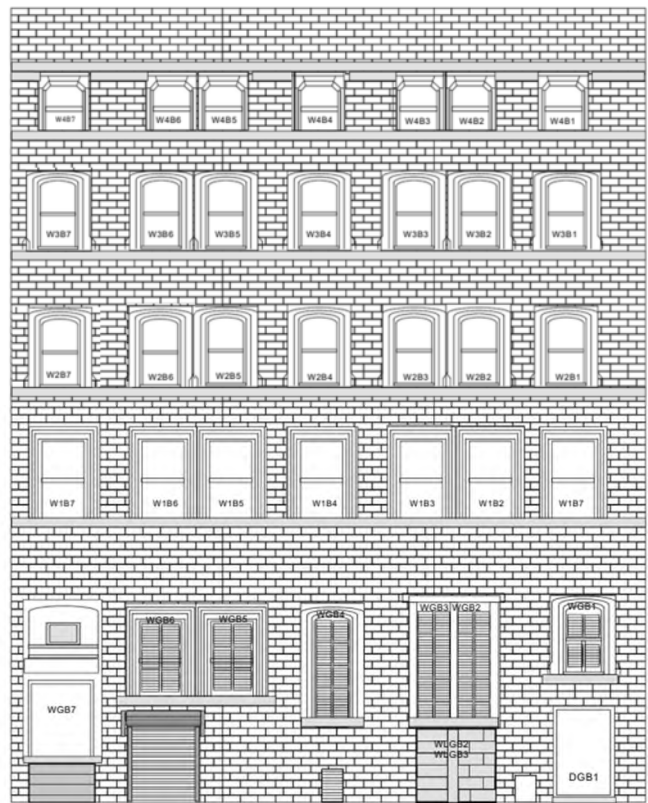


Figure 6 – Proposed rear elevation

Summary of proposed works:

- Removal of any rotten timber sections and replacement with like-for-like materials, matching existing profiles and timber species.
- Installation of 12mm (slim lite) heritage double glazing within the existing sash rebates, bedded with linseed putty.
- Replacement of all parting beads and staff beads with timber versions, incorporating a draught-proofing system.
- Splicing of any rotten cill sections with new timber sections, matching the existing profiles.
- Installation of new waxed sash cords and window furniture (ironmongery).
- Replacement of existing windows with sashes to ground floor front elevation
- Replacement of existing casement windows with sashes to rear elevation
- Reinstatement of window/opening to fourth floor rear elevation
- Removal of first floor existing canopies to front elevation
- Replacement lintel to rear window on top floor

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Highways Services - The proposed works described above will not be expected to have a detrimental effect on the adjacent street. However, potentially the carrying out of the work may require that the footway be cordoned off to allow for a scaffold and to protect the public.

Relevant Planning History

141454/LO/2024 - Listed building consent for the replacement of existing roof finishes with welsh slate, together with the replacement of skylights and repointing and brickwork repairs of the rear elevation. Decision: Approved 16.1.2024

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-P1 - Sustainable Places
- 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 CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings • Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Issues

Impact on the listed building

A detailed window schedule was submitted in support of the application labelling each window to determine whether it is being refurbishment or replaced. A detailed method statement has been submitted in support of the application including the proposed timber species, details of primer and paint finish. The refurbishment of existing sashes would provide a heritage benefit.

Additionally, the schedule included details of any replacement windows with new sashes. This referred to the modern ground floor windows to the front elevation and the casement windows to the rear elevation. The proposal would result in a consistency in window styles and would be a positive benefit to the listed building.

The existing glazing is damaged and, in some areas, compromised with inappropriate paint finishes and the glazing does not appear to be historic. The single glazing would be replaced with double glazed 12mm slim-lite units, and this change would be contained within the existing sash rebates and bedded with linseed putty. The section drawings indicate the change would retain existing joinery profiles, but it is acknowledged there would be some impact from the reflective appearance of the double glazing and addition of spacers. This would amount to a low level of less than substantial harm.

One of the timber lintels has been identified as requiring replacement. A detailed method statement for these works has been submitted and is acceptable as it details the removal, installation and repair of internal brick lining.

The projecting canopies to the first floor will be removed as shown on the proposed drawings. These do not appear to be original, and the removal is welcomed from the LPA.

To accommodate the works scaffolding will need to be installed. A scaffold design has been submitted. However, through condition the details of the method of fixings will be sought to minimise any impact on the historic fabric of the listed building.

Heritage Assessment

There is a low level of less than substantial harm identified through the installation of the slim lite double glazing and erection of scaffolding.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

There are benefits to the installation of the double glazing in the interests of thermal improvements that would attract tenants to the enable to the occupation of the existing vacant upper floors of the listed building.

Additionally, refurbishment of existing sash windows, replacement of non-sash windows, replacement timber lintel and removal of canopies to first floor front elevation would provide a heritage benefits to improving the visual appearance and character of the listed building within the George Street Conservation Area.

The low level of less than substantial harm is considered to be outweighed by the public benefits discussed above. The proposal complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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/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 following drawings and documents:
 - Lintel Replacement Method Statement

Received by the City Council, as Local Planning Authority, on 12 September 2025

- Proposed Front and Rear Elevations

Received by the City Council, as Local Planning Authority, on 11 September 2025

- Existing and Proposed Sections Drawings
- Portland Street Window Schedule
- Replacement and Refurbishment Method Statement (Revision 1)

Received by the City Council, as Local Planning Authority, on 9 September 2025

- Sliding Sash Sample Window Drawings
- Design and Access Statement

Received by the City Council, as Local Planning Authority, on 9 July 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

- 3) Prior to the installation of the slim-lite glazing, an on-site finished window sample with the 12mm slim-lite glazing shall be in situ for inspection and approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - To ensure that satisfactory interventions into the Listed Building and the appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 4) Prior to the replacement of windows as identified within the Window Schedule, received by the City Council, as Local Planning Authority on 9 September 2025, a sample sash window shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - To ensure that satisfactory interventions into the Listed Building and the appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 5) Prior to the refurbishment of the existing sash windows, a sample repair shall be carried out in accordance with the 'Replacement and Refurbishment Method Statement (Revision 1)' and shall be in-situ for inspection and approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - To ensure that satisfactory interventions into the Listed Building and the appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 6) Notwithstanding the Scaffolding Details (Received 11 September 2025), prior to the installation of scaffolding, a detailed method statement and design shall be submitted for approval in writing by the City Council and Local Planning Authority. This shall include the method of fixing, details of how the building fabric would be protected from potential damage and details of making good to the building fabric following removal of scaffolding.

The method statement shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

- 7) The replacement of the lintel shall be carried out in accordance with approved method statement, received by the City Council as Local Planning Authority on 12 September 2025. This includes details of the removal, installation of the lintel and repair of internal brick lining.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

Informative

1. The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk
2. The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Heritage & Urban Design

Second Floor, 41 Faulkner Street, Manchester, M1 4EE
Sub Basement And Basement, 41 Faulkner Street, Manchester, M1 4EE
First Floor And Second Floor, 36 Charlotte Street, Manchester, M1 4FD
44 - 46 Faulkner Street, Manchester, M1 4FH
45 - 47 Faulkner Street, Manchester, M1 4EE
Consulate General Of The Republic Of Poland, 51 Portland Street, Manchester, M1 3LD
42 Portland Street, Manchester, M1 4GS
Twentieth Floor, 53 Portland Street, Manchester, M1 3LD
Second Floor, 53 Portland Street, Manchester, M1 3LD
Sixteenth Floor, 53 Portland Street, Manchester, M1 3LD
Third Floor, 41 Faulkner Street, Manchester, M1 4EE
Ground Floor, 41 Faulkner Street, Manchester, M1 4EE
Fourth Floor Office, 36 Charlotte Street, Manchester, M1 4FD
Basement And Ground Floor Restaurant, 36 Charlotte Street, Manchester, M1 4FD
First Floor To Third Floor, 45 - 47 Faulkner Street, Manchester, M1 4EE
Ground Floor, 45 - 47 Faulkner Street, Manchester, M1 4EE
WING FAT SUPERMARKET LTD, 49 Faulkner Street, Manchester, M1 4EE
Second Floor, 36 Charlotte Street, Manchester, M1 4FD
Sub Basement, 36 Charlotte Street, Manchester, M1 4FD
Seventh Floor, 53 Portland Street, Manchester, M1 3LD
Tenth Floor, 53 Portland Street, Manchester, M1 3LD
Eighth Floor, 53 Portland Street, Manchester, M1 2BP
First Floor And Second Floor Room 7, 41 Faulkner Street, Manchester, M1 4EE
44 Portland Street, Manchester, M1 4GS
50 Portland Street, Manchester, M1 4QU
46 Portland Street, Manchester, M1 4QU
52 Portland Street, Manchester, M1 4QU
Thirteenth Floor, 53 Portland Street, Manchester, M1 3LD
Ninth Floor, 53 Portland Street, Manchester, M1 3LD
Fifteenth Floor, 53 Portland Street, Manchester, M1 3LD
Second Floor Rooms 8 And 9, 41 Faulkner Street, Manchester, M1 4EE
41 Faulkner Street, Manchester, M1 4EE
Ground Floor To Fourth Floor, Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD
Basement, 52 Portland Street, Manchester, M1 4QU
Sixth Floor, 53 Portland Street, Manchester, M1 3LD
Eleventh Floor, 53 Portland Street, Manchester, M1 3LD
Seventeenth Floor, 53 Portland Street, Manchester, M1 3LD
39 Faulkner Street, Manchester, M1 4EE
Second Floor, 44 Portland Street, Manchester, M1 4GS
Fifth Floor, 53 Portland Street, Manchester, M1 3LD
Fourth Floor, 53 Portland Street, Manchester, M1 3LD
Eighteenth Floor, 53 Portland Street, Manchester, M1 3LD
Basement, Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD
Flat 2, 54 Portland Street, Manchester, M1 4QU
Flat 3, 54 Portland Street, Manchester, M1 4QU
Third Floor, 53 Portland Street, Manchester, M1 3LD
Third Floor Office, 36 Charlotte Street, Manchester, M1 4FD
48 Portland Street, Manchester, M1 4QU
54 Portland Street, Manchester, M1 4QU

First Floor, 52 Portland Street, Manchester, M1 4QU
Fourth Floor, 52 Portland Street, Manchester, M1 4QU
First Floor, 53 Portland Street, Manchester, M1 3LD
Ground Floor, 53 Portland Street, Manchester, M1 3LD
Nineteenth Floor, 53 Portland Street, Manchester, M1 3LD
Twenty First Floor, 53 Portland Street, Manchester, M1 3LD
Basement, 45 - 47 Faulkner Street, Manchester, M1 4EE
Second Floor, 52 Portland Street, Manchester, M1 4QU
Flat 1, 54 Portland Street, Manchester, M1 4QU
Third Floor, 44 Portland Street, Manchester, M1 4GS
Fourth Floor, 44 Portland Street, Manchester, M1 4GS
Fourteenth Floor, 53 Portland Street, Manchester, M1 3LD
Twelfth Floor, 53 Portland Street, Manchester, M1 3LD

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 - George Street Conservation Area 1985
Area Team Boundary - Name: CENTRAL