

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143356/FO/2025 and 143357/LO/2025

Date registered valid: 22 July 2025

Proposal: 143356/FO/2025 - Installation of 1no. louvre and louvre screen
143357/LO/2025 - Listed Building Consent for the refurbishment to a bar/restaurant with the installation of a louvre and louvre screen.

Address: Ground Floor, 16 Newton Street, Manchester, M1 2AE

Ward(s): Piccadilly Ward

Applicant: The Head of Steam

Agent (if any): Andrew Burns Atelier MB

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 September 2025

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other

Date of site visit: 7 August 2025

Standard consultations:

Printed: 25 July 2025 Expired: 15 August 2025

Neighbour notifications

Printed: 25 July 2025 Expired: 15 August 2025

Site notice

Posted: 1 August 2025 Expired: 22 August 2025

Press advert

Published: 29 July 2025 Expired: 19 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The application relates to a building at 8-16 Newton Street that is a Grade II Listed former home trade warehouse, which recently been refurbished as office space with ground floor commercial units. The building is bounded by Newton Street, Dale Street, Back Piccadilly and Mangle Street and is within the Northern Quarter of Manchester City Centre and the Stevenson Square Conservation Area. It was constructed between 1860 and 1870. Half of the building is 5-storeys, and the other half is 6-storeys.

It has brick elevations with a sandstone ashlar plinth and dressings and a slate roof. The two halves of the building differ in design but have some common features. There are some modern shopfronts and materials uses mainly on the ground floor and basement sections of the elevations.

This application relates to the ground floor unit on the Newton Street and Dale Street corner, which is vacant and was last used as a restaurant/bar.

Grade II Listed buildings almost entirely surround the site.

Other uses in the immediate area include offices, hotels, residential apartments, creative industries, shops, bars and restaurants.

Description of development

Listed Building Consent is sought for the following internal alterations to the vacant ground floor former restaurant/bar:

- The addition of 1no. louvre with decorative screen on the Mangle Street elevation.
- Removal of non-original fixtures and fittings.
- Installation of a freestanding bar to be located centrally within the space.
- Installation of a partition to separate the kitchen from the public bar area.
- Installation of partitions to form a darts area.
- Redecoration.
- Changes to existing M&E equipment.

Planning Permission is sought for:

- The addition of 1no. louvre with decorative screen on the Mangle Street elevation.

Consultations & Notification Responses

Environmental Health - Recommended conditions to require verification of the noise and fume schemes.

Publicity -

143356/FO/2025 - The applications were advertised in the local press as affecting a listed building and a conservation area. A notice was displayed on site and letters were sent to surrounding occupiers. No responses have been received.

143357/LO/2025 - The applications were advertised in the local press as an application for listed building consent. A notice was displayed on site and letters were sent to surrounding occupiers. No responses have been received.

Issues

Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places)

Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy EN3 (Heritage)

Policy CC9 (Design and Heritage)

Policy SP1 (Spatial Principles)

Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC10 (Food and Drink)
Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)
Saved Policy DC26 (Development and Noise)

National Policy

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Sections 16 and 66 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 210 states that in determining planning applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The NPPF Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of

sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Issues

Principle of the works

There is no objection in principle to the installation of M&E equipment, but these works need to be done sympathetically. Given that a louvre screen is proposed that reflects existing features of the building the proposals are acceptable in principle. The louvre also replaces a poor quality non-original steel panel.

The reuse and change of fit out of an area of the building used for a similar use is acceptable in principle and in this case requires minimal changes to the original fabric and the existing to allow the reuse of this area of the listed building.

Layout, Scale and Appearance, including the impact on the listed building -

The proposed louvre would be disguised by the proposed louvre screen that matches the detail of the existing railings on the windows on Dale Street. The louvre and screen would also be fitted in an existing opening covered by a non-original unsightly steel panel, so this work is considered to be beneficial.

The kitchen would be blocked off with a partition so this area would no longer be seen from the public areas, which would mean that the partition would screen some original fabric including views of a window. White rock would also cover parts of the kitchen fabric.

There are also other items to be attached to the original and non-original fabric for decoration and a darts area. These alterations would be minimal compared to the previous decoration and but would cause less substantial harm due to fixings but could be removed and the fabric made good in the future so are reversible.

The bar would be removed from the side wall, and a new bar would be installed in the centre. This would have a similar impact on the space as the current bar and there would be visibility through it. This would be a neutral change that is reversible.

The works are considered to cause less than substantial harm due to the enclosure and treatment of the previously open kitchen.

The public benefits of the proposals are that a large vacant commercial unit in this listed building would be reused and renovated with much less change and subdivision than another ground floor use due to the existing use being a similar use.

It is considered that the above public benefits would outweigh the less than substantial harm caused by the works and are consistent with paragraphs 210 and 215 of the NPPF and address section 66 of the Planning Act in relation to preservation and enhancement and are consistent with policy JP-P2 of the Places for Everyone Plan, policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies 18.1 and 19.1 of the Unitary Development Plan

Amenity Issues -

The application was supported by an acoustic report and a fume extraction scheme. The conditions recommended by the City Council's Environmental Health Service will be applied to the application to ensure that the louvre doesn't cause disamenity for surrounding occupiers.

The installation of the louvres and screen therefore complies with policy JP-P1 of Greater Manchester's Places for Everyone Guidance, policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC10 and DC26.

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: 143356/FO/2025 - Approve
143357/LO/2025 - Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) to be attached to decision for approval referenced 143356/FO/2025

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall have been carried out in accordance with the following drawings and documents:

The location plan referenced 4385-PL06 received by the City Council as local planning authority on 29 August 2025

The drawings referenced:

2070 P(300)
Q.48319

Received by the City Council as local planning authority on 22 July 2025

2070 P(200) Rev A

Received by the City Council as local planning authority on 29 August 2025

The Acoustic Consultancy Report prepared by ICP received by the City Council as local planning authority on 3 July 2025

The Specification & EMAQ Report prepared by Purified Air received by the City Council as local planning authority on 22 July 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Full details of the materials and finishes of the louvre and louvre screen shall be submitted to and approved by the City Council as local planning authority prior to the installation of the louvre. The louvre and screen shall then be installed together on the same day in accordance with the approved details and the louvre screen shall be retained in situ for as long as the louvre is in place.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies CC9, EN3, SP1 and DM1 of the Core Strategy.

4) a) The louvre hereby approved shall be acoustically insulated in accordance with the Acoustic Consultancy Report prepared by ICP received by the City Council as local planning authority on 3 July 2025 in order to secure a reduction in the level of noise emanating from the equipment.

b) Upon completion of the development and within 3 months of the louvre becoming operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the recommendations with the Specification & EMAQ Report prepared by Purified Air received by the City Council as local planning authority on 22 July 2025.

b) Within 1 month of the first use of the louvre hereby approved confirmation shall be submitted to and approved in writing by the City Council as local planning authority that the approved scheme has been implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy.

Condition(s) to be attached to decision for approval referenced 143357/LO/2025

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced 4385-PL06 received by the City Council as local planning authority on 29 August 2025

The drawings referenced:

2070 P(300)
Q.48319

Received by the City Council as local planning authority on 22 July 2025

2070 P(200) Rev A
4385-PL02 Rev C
4385-PL03 Rev B
4385-PL04 Rev D
4385-PL05 Rev C
4385-PL07 Rev A
4385-PL08 Rev A
4385-PL09
4385-PL10 Rev A
4385-PL11 Rev A

Received by the City Council as local planning authority on 29 August 2025

The Method Statement received by the City Council as local planning authority on 3 July 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Full details of the method of fixing of the louvre and louvre screen shall be submitted to and approved by the City Council as local planning authority prior to the installation of the louvre.

The louvre and screen shall then be installed together on the same day in accordance with the approved details and the louvre screen shall be retained in situ for as long as the louvre is in place.

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 building work is required to protect the character and appearance of this building in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The Mechanical and Electrical layout and finishes shall be installed as shown on the drawing referenced 4385-PL03 Rev B received by the City Council as local planning authority on 29th August 2025 and shall remain as so for the duration of the use of the premises.

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 building work is required to protect the character and appearance of this building in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

First Floor, 24 Dale Street, Manchester, M1 1FY
24 Dale Street, Manchester, M1 1FY
First Floor, 26 - 28 Dale Street, Manchester, M1 1FY
Second Floor, 26 - 28 Dale Street, Manchester, M1 1FY
Flat 2, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Ground Floor, 12 Newton Street, Manchester, M1 2AN
41A Newton Street, Manchester, M1 1FT
Fourth Floor, 21 Newton Street, Manchester, M1 1FZ
First And Second Floor, 31 Dale Street, Manchester, M1 1EY
Ground Floor, 31 Dale Street, Manchester, M1 1EY
Basement, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
1A Tariff Street, Manchester, M1 2FF
Second Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
First Floor, 6 Tariff Street, Manchester, M1 2FF
Flat 12, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 11, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 17, Kingsley House, 15 Newton Street, Manchester, M1 1HE
12 Newton Street, Manchester, M1 2AN
Love Creative Ltd, Third Floor, 31 Dale Street, Manchester, M1 1EY
41 Newton Street, Manchester, M1 1FT
Basement Floor, 41A Newton Street, Manchester, M1 1FT
Second Floor, 21 Newton Street, Manchester, M1 1FZ
16 Newton Street, Manchester, M1 2AE
Fourth Floor, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
V1BE, 37 Dale Street, Manchester, M1 2HF
Basement, 6 Tariff Street, Manchester, M1 2FF
Basement, 45 Dale Street, Manchester, M1 2HF
Flat 20, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 14, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 10, Kingsley House, 15 Newton Street, Manchester, M1 1HE
First Floor, 12 Newton Street, Manchester, M1 2AN
10 Newton Street, Manchester, M1 2AN
First Floor Rooms 10 To 13, 21 Newton Street, Manchester, M1 1FZ
Fourth Floor, 16 Newton Street, Manchester, M1 2AE
Fourth Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Fourth Floor, 6 Tariff Street, Manchester, M1 2FF
45 Dale Street, Manchester, M1 2HF
Second Floor And Third Floor, 45 Dale Street, Manchester, M1 2HF
Flat 16, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 3, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Fourth Floor, 31 Dale Street, Manchester, M1 1EY
Third Floor, Newton Street, Manchester, M1 1FZ
31 Dale Street, Manchester, M1 1EY
Second Floor, 16 Newton Street, Manchester, M1 2AE
First Floor, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
33 Dale Street, Manchester, M1 2HE
6 Tariff Street, Manchester, M1 2FF
Ground Floor, 6 Tariff Street, Manchester, M1 2FF
Flat 5, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 9, Kingsley House, 15 Newton Street, Manchester, M1 1HE

First Floor Rooms 2 To 6, 21 Newton Street, Manchester, M1 1FZ
 VS MANCHESTER LTD, Basement, 36 Dale Street, Manchester, M1 2HN
 Basement, 29 Dale Street, Manchester, M1 1EY
 First Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
 Flat 7, Kingsley House, 15 Newton Street, Manchester, M1 1HE
 Flat 15, Kingsley House, 15 Newton Street, Manchester, M1 1HE
 Flat 8, Kingsley House, 15 Newton Street, Manchester, M1 1HE
 First Floor, 21 Newton Street, Manchester, M1 1FZ
 First Floor Room 1, 21 Newton Street, Manchester, M1 1FZ
 Third Floor, 16 Newton Street, Manchester, M1 2AE
 Second Floor, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
 Fourth Floor, 33A Dale Street, Manchester, M1 2HE
 33A Dale Street, Manchester, M1 2HE
 Fifth Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
 Third Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
 Basement, Dale House, 35 Dale Street, Manchester, M1 2HF
 Second Floor, 6 Tariff Street, Manchester, M1 2FF
 47 Dale Street, Manchester, M1 2HF
 Ground Floor, 45 Dale Street, Manchester, M1 2HF
 Basement And Ground Floor, 24 Dale Street, Manchester, M1 1FY
 Flat 18, Kingsley House, 15 Newton Street, Manchester, M1 1HE
 Flat 13, Kingsley House, 15 Newton Street, Manchester, M1 1HE
 Flat 4, Kingsley House, 15 Newton Street, Manchester, M1 1HE
 Flat 19, Kingsley House, 15 Newton Street, Manchester, M1 1HE
 Kingsley House, 15 Newton Street, Manchester, M1 1HE
 Basement And Ground Floor, 12 Newton Street, Manchester, M1 2AN
 Ground Floor, 8 Newton Street, Manchester, M1 2AN
 First Floor, 16 Newton Street, Manchester, M1 2AE
 Third Floor, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
 Ground Floor, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
 Basement, 33A Dale Street, Manchester, M1 2HE
 8 - 10 Newton Street, Manchester, M1 2AN
 2 Tariff Street, Manchester, M1 2FF
 Second Floor, 24 Dale Street, Manchester, M1 1FY
 Ground Floor And Basement, 26 - 28 Dale Street, Manchester, M1 1FY
 26 - 28 Dale Street, Manchester, M1 1FY
 Flat 1, Kingsley House, 15 Newton Street, Manchester, M1 1HE
 Flat 6, Kingsley House, 15 Newton Street, Manchester, M1 1HE
 Basement, 8 - 10 Newton Street, Manchester, M1 2AN
 CTI DIGITAL LTD, Fifth Floor, 31 Dale Street, Manchester, M1 1EY
 21 Newton Street, Manchester, M1 1FZ
 29 Dale Street, Manchester, M1 1EY
 36 Dale Street, Manchester, M1 2AF
 Ground Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
 First Floor, 45 Dale Street, Manchester, M1 2HF

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 - Stevenson Square Conservation Area 1987

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