MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143560/LO/2025
Date registered valid:	29 July 2025
Proposal:	Listed Building Consent - Internal refurbishment of first floor office space.
Address:	31 Booth Street, Manchester, M2 4AF
Ward(s):	Deansgate Ward
Applicant:	Vista Trust Corporation (UK) Ltd - JLL
Agent (if any):	Mrs Fiona Collier Blue Sky Design Interiors
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk

Recommendation:

Date of recommendation:

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 03 September 2025

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 1 August 2025 Expired: 22 August 2025

Site notice
Posted: 14 August 2025 Expired: 05 September 2025

Press advert
Published: 5 August 2025 Expired: 27 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

31 Booth Street is a grade II listed building originally named Fountain Court and dates from 1868. It is former warehouse attributed to the architects Clegg and Knowles constructed in brickwork with sandstone dressings in the venetian Gothic style. The building was subject to significant refurbishment in the early 1980s which resulted in a façade retention scheme that also extended along Fountain Street. The floorplate is comprised of that of the original building and a modern extension. As part of this scheme the historic interior was demolished and a structural frame with concrete beam and block floors was inserted. The significance of the building is primarily in the retained external façade as no original fabric is retained in the interior.

Listed building: Grade II

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The building falls within the King Street Conservation Area and makes a positive contribution to the character of the area. Within its vicinity are the Grade II listed Waldorf House and nos. 60 & 62, Spring Gardens.

Description of development

The applicant seeks listed building consent for internal works for the refurbishment of the first-floor office space.

Internal works to the first floor office area and include demolition of existing modern partition between east and west portion of the floor plan to create open plan area, insertion of smaller

partitions to create meeting and printing rooms, acoustic panelling, light features, floor finishes and surface decoration.

Consultations & Notification Responses

Publicity – The proposal has been advertised by way of site and press notice. Notification letters have also been sent to nearby properties. No comments have been received.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester
- SP1 – Spatial Principles
- CC9 – Design and Heritage
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester
- DC19 – Listed Buildings

NPPF
- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990
- Section 16

Issues

<u>Impact upon the Heritage Asset</u>

The removal of the modern dividing partition which links the interior of the historic building to the modern glazed addition would retain the projecting nib of the original wall, preserving a remaining element of the original historic structure. The creation of an open plan area will have a positive visual benefit, allowing for the appreciation of the retained exterior façade walls and historic window pattern.

New partitions to construct quiet rooms and printing facilities would not materially limit this open plan design, would feature glass doors and all fixings and fittings will be attached to modern plaster boarded walls with a neutral impact to the building's significance.

The pendant lights, floor finishes, wall decorations and skirting finishes, and joinery associated with the tea point are considered minor alterations with no impact to remaining historic fabric. Acoustic panels would be screw fixed to existing core walls and would be demountable, constituting a reversible alteration mitigating any potential harm.

<u>Conclusion</u>

In consideration of the above and subject to conditions, the works are considered to have a neutral impact on the significance of the heritage asset and allow the building to retain a viable use. The works have a minor impact to remaining historic fabric and increase the sense spaciousness

within the floor, allowing greater appreciation of the exterior façade walls and historic window pattern which primarily constitute its remaining significant elements.

On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990. The proposal would also meet the requirements set out in sections 12 and16 of the NPPF; Policies SP1, CC9, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; and Places for Everyone Policy JP-P2.

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 polices 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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning 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 location plan received 31/07/2025, the following drawings and documents received 25/07/2025:

1394-01-CL-01 A

1394-01-CL-02 A

1394-01-DC-01 A

1394-01-DE-01 A

1394-01-FL-01 A

1394-01-FN-01 A

1394-01-GA-01 B

1394-01-HE-01 A

1394-01-HE-02.1 A

1394-01-HZ-01 A

1394-01-JN-01 A

1394-01-KT-01 A

1394-01-PE-01 A

1394-01-PE-02 A

1394-01-PT-01 A

1394-01-PT-02 A

Heritage Statement

Design and Access Statement

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

Appendix 1 – List of consultees & neighbours notified

City Centre Dentist, 31 Booth Street, Manchester, M2 4AF
Sixth Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
Third Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
Second Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
First Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
Fifth Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
Fourth Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
Third Floor, 60 Fountain Street, Manchester, M2 2FE
Fourth Floor, 60 Fountain Street, Manchester, M2 2FE
Fifth Floor, 60 Fountain Street, Manchester, M2 2FE
Second Floor, 60 Fountain Street, Manchester, M2 2FE
29 Booth Street, Manchester, M2 4AF
60 Fountain Street, Manchester, M2 2FE
First Floor, 60 Fountain Street, Manchester, M2 2FE
Ground Floor, 60 Fountain Street, Manchester, M2 2FE

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 - Upper King Street (Extension) Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL