Planning

Growth & Development

Delegated officer report for planning application

Application no.	143546/LO/2025
Date registered valid:	24 July 2025
Proposal:	Listed Building Consent for new internal flooring system to Gallery 1.
Address:	Manchester Art Gallery, Mosley Street, Manchester, M2 3JL
Ward(s):	Deansgate Ward
Applicant:	Manchester City Council
Agent (if any):	Ms Hannah Bellerby Buttress
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 08/09/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 31 July 2025 Expired: 21 August 2025

Neighbour notifications
Printed: 31 July 2025 Expired: 21 August 2025

Site notice
Posted: 31 July 2025 Expired: 21 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

The application relates to the Grade I listed Manchester Art Gallery. The property dates from 1824-35, is two storey and features a symmetrical composition with 10no prominent two storey columns along the property's front elevation along Mosley Street. Internally, the property features a grand full height entrance with ornate detailed. To the rear of the property there features a contemporary glazed link extension that conjoins the site to the Grade II* listed Athenaeum Building to the rear of the site. The property's is in active use an art gallery (Class F1(b)) and provides ancillary activities for families with young children.

Listed building: Grade I

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of the City Centre and George Street. Neighbouring built development is varied, with modern properties being present within the street scene along Mosley Street. More historic properties, a high number of which are Grade II listed lie to the east and south along Nicholas Street and Princess Street. To the west lies St Peter's Square and the Grade I listed Town Hall. An active tramline runs parallel to the site along Mosley Street. Neighbouring uses are largely commercial with a high number of properties in office uses, with ground floor retail units (Class E).

Description of development

The application seeks listed building consent for the installation of linoleum flooring to Gallery 1.

The proposal would entail the existing timber flooring being covered by a forbo foam, MDF boards and then topped with a linoleum floor finish. The new floor finishes would raise the height of the flooring by 13.5mm. The floor would then feature a border of a softwood quadrant trim painted to match the existing skirting. No fixings for the flooring would be required.

Planning History

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

141639/JO/2024 - Variation of conditions 2 (Specified Plans) and 5 (Lintel Repair), and removal of condition 10 (timber floor board removal) of Listed Building Consent 140132/LO/2024 – Approved February 2025.

140132/LO/2024 - Listed building consent for internal and external alterations to create secure art store – Approved August 2024.

140131/VO/2024 - External alterations to create secure art store – Approved August 2024.

139408/LO/2024 - Listed Building Consent for installation of new electrical equipment – Approved April 2024.

138717/LO/2023 - Listed Building Consent for the installation of waterproofing system to perimeter walls within basement store areas, removal of coating to external walls, replacement of existing timber floor with concrete slab, drainage improvement works to adjacent lightwells – Approved September 2024.

137015/LO/2023 - Listed building consent for the replacement of the glazed roof lantern to central entrance foyer – Approved March 2024.

137014/VO/2023 - City Council Development - Replacement of the glazed roof lantern to central entrance foyer – Approved March 2024.

Consultations & Notification Responses

Publicity – A site notice and press notice published, neighbouring properties were also notified of the proposal by letter. No representations were received.

Historic England – No objection.

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-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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and Evening Economy
- 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

National Planning Policy Framework (NPPF)
- 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 the Heritage Asset

The main gallery building was constructed between 1824 and 1835, designed by Sir Barry Charles, for the Royal Manchester Institution learned society. Gallery 1 comprises one of the many rooms within the Art Gallery, originally used for the display of art and sculptures. The room is located off to the lefthand side of the building when entering from Mosley Street and is currently in a flexible use with an emphasis on community based children's activities, with the ages of children participating in these activities ranging from that of newborns to school age.

Gallery 1 features original timber flooring that is in largely good condition, though is now of narrow depth due to excessive sanding over previous years. Due to its age, the floor features large gaps, raised nails and splinters. Activities held within the space are often at odds with these features, with young children crawling on the floor, activities including the use of paint being awkward to clean and remove from the timber floor, children eating within the space leading to food and other matter falling within the gaps of the floorboards being difficult to clean etc.

In order to enable the space to be continued to be used as a flexible child friendly space, the floor of Gallery 1 would be overlaid with a linoleum flooring system that would then provide a sealed and easily cleanable surface. The proposed flooring system would utilise adhesive so as not to require physical affixing to the original timber underneath it. The total height of the new floor at 13.5mm would not be so significant as to be noticeable and structural calculations have accompanied the proposal that demonstrate the floor of Gallery 1 has the loadbearing capacity necessary to support the proposed flooring system. The entirety of the timber flooring within Gallery 1 would be obscured form view, though would be retained beneath and could be exposed should the use of the space change. On this basis, subject to a condition that would control the floor's material finish, the proposal would cause a low level of less than substantial harm to be caused to the significance of the listed building by virtue of the obscuring of an original feature.

Heritage Assessment and Conclusion

In light of the unique use of the application site and the value it contributes to the local community, it is considered that the implementation of the proposal would bring about a large amount of public benefit, enabling the continued use of the space, without it damaging original building fabric. Therefore, on balance, the identified harm would be outweighed by the benefits of the proposal. The proposal would therefore meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with policies JP-Strat2 and JP-P2 of the Places for Everyone Plan, Policies SP1, EC3, CC1, CC4, CC9, C10, EN1, EN3 and DM1 of the Core Strategy, Saved Unitary Development Plan Policy DC19, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application 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 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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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:

- Location Plan (Planning Portal Reference: PP-14191549v1)
- MAG-BUT-27-00-DR-A-00-1001 Re P02: Proposed Gallery 1 Floor Finish Plan
- Heritage Impact Assessment (Prepared by Buttress; Dated July 2025)

o Manchester Art Gallery WP23 Consultant Advice Note (Prepared by Boothking; Dated 13/08/2025; Received 14/08/2025)

All stamped as received by the City Council as Local Planning Authority on 24/07/2025, unless specified otherwise.

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) Prior to the commencement of the development, exact details and a material sample of the final finish of the linoleum flooring hereby approved 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

Heritage & Urban Design
Historic England (North West)

Fifth Floor, 75 Mosley Street, Manchester, M2 3HR
16 Princess Street, Manchester, M1 4NB
14 Princess Street, Manchester, M1 4NB
5 Back George Street, Manchester, M1 4NA
Kissaten, 58 Mosley Street, Manchester, M2 3HZ
Seventh Floor, 75 Mosley Street, Manchester, M2 3HR
Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
First And Second Floor, 58 Mosley Street, Manchester, M2 3HZ
Advertising Right BT Inlink Outside 74, Mosley Street, Manchester, M2 3LW
3 Nicholas Street, Manchester, M1 4HL
1 Nicholas Street, Manchester, M1 4HL
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
Basement Room C, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Flat At, 5 Nicholas Street, Manchester, M1 4HL
Basement Room D, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Unit 9, Abbey House, Mosley Street, Manchester, M2 3LW
Ground Floor Unit 6, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Mezzanine Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
American Pies, 39 Booth Street, Manchester, M2 4AA
Suite 4A, 80 Mosley Street, Manchester, M2 3FX
Basement Room A, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Second Floor, 12 Princess Street, Manchester, M1 7AG
Ground Floor, 75 Mosley Street, Manchester, M2 3HR
First Floor, 75 Mosley Street, Manchester, M2 3HR
Basement And Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Sixth Floor, 75 Mosley Street, Manchester, M2 3HR
Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
Second Floor, 75 Mosley Street, Manchester, M2 3HR
12 Princess Street, Manchester, M1 7AN
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
Suite 2B, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Fifth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
Fourth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor Inscape, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
First Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Abbey House, Mosley Street, Manchester, M2 3LW
77 Mosley Street, Manchester, M2 3HR
GREGGS, Ground Floor Unit 7, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room B, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Ground Floor Unit 5, Abbey House, 74 Mosley Street, Manchester, M2 3FX
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX

Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Fifth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Third Floor, 75 Mosley Street, Manchester, M2 3HR
Suite 4B, 80 Mosley Street, Manchester, M2 3FX
Fourth Floor, 75 Mosley Street, Manchester, M2 3HR
Second Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
5 Nicholas Street, Manchester, M1 4HL

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