

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143506/LO/2025	
Date registered valid:	29 July 2025	
Proposal:	Listed Building Consent for internal alterations to 3rd floor	
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 Tel: 0161 219 Email: sam.elliott@manchester.gov.uk	Elliott 2856
Recommendation:	Approve	
Date of recommendation:	11/09/2025	

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 03 September 2025

Standard consultations:

Printed: 1 August 2025 Expired: 22 August 2025

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 third-floor office space.

Internal works to the third-floor office area fall wholly within the area of the modern steel framed extension and include demolition of existing modern partition to the east suite to create a more

open space for workstations, new stud and plasterboard partitions to create quiet 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.

Issues

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

Impact upon the Heritage Asset

The proposed demolition of the glazed partition, new partitions for quiet rooms, removal of joinery for the tea point, pendant lights, floor finishes, wall decorations and skirting finishes, and joinery associated with the tea point would take place entirely within the modern section of the building and thus result in no direct harm on remaining historic fabric.

There would be no impact to existing bulkheads, new partitions 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. Acoustic panels would be screw fixed to existing core walls and would be demountable, constituting a reversible alteration mitigating any potential harm. These works, as well as the minor alterations relating to finishes and lighting, are not considered to detract from the building's significance.

With the retention of the partition separating the historic West Suite section from the modern East Suite, the removal of the glazed partition, new stud and plasterboard partitions to create quiet rooms, acoustic panelling, light features, floor finishes and surface decoration would not be visible from within the historic section of the building with no impact on the appreciation of the space.

Conclusion

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 would have no impact to remaining historic fabric and given the partition between modern and historic portions of the building would neither be visible from the within the original section.

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 and 16 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 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 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 OR Reasons for recommendation to refuse

1. Listed Building Consent Time Limit

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. Approved Plans

The development hereby approved shall be carried out in accordance with the location plan received 29/07/2025, the following drawings and documents received 21/07/2025:

1394-03-CL-01 A

1394-03-FN-01 A

1394-03-GA-01 B

1394-03-HE-01 A

1394-03-HZ-01 A

1394-03-JN-01 A

1394-03-KT-01 A

1394-03-PE-01 A

1394-03-PE-02 A

1394-03-PT-01 A

1394-03-HE-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

Heritage & Urban Design

City Centre Dentist, 31 Booth Street, Manchester, M2 4AF
Third Floor, 61 - 63 Brown Street, Manchester, M2 2JG
Basement, 61 - 63 Brown Street, Manchester, M2 2JG
Ground Floor, 61 - 63 Brown Street, Manchester, M2 2JG
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
Second Floor, 61 - 63 Brown Street, Manchester, M2 2JG
60 Fountain Street, Manchester, M2 2FE
First Floor, 60 Fountain Street, Manchester, M2 2FE
Ground Floor, 60 Fountain Street, Manchester, M2 2FE
First Floor, 61 - 63 Brown Street, Manchester, M2 2JG
27 Booth Street, Manchester, M2 4AF
63 Brown Street, Manchester, M2 2JG

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