

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143096/NMC/2025

Date registered valid: 2 June 2025

Proposal: Non-material amendment to amend condition 5 (Materials) to allow for two separate phases of the development.

Address: Barclay House, 35 Whitworth Street West, Manchester, M1 5NG

Ward(s): Deansgate Ward

Applicant: Barclay House Manchester Newco (Barclay House Manchester) Limited

Agent (if any): Mr DK Seddon Howard & Seddon ARIBA

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

Recommendation: Approve

Date of recommendation: 15 July 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Barclay House is a 5-storey building located on Whitworth Street West. The building previously comprised of offices and ground floor commercial units. Since the approval of consents 118033/P3OPA/2017 and 128804/FO/2020, the building is being converted into residential apartments.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located within the Manchester City Centre and is adjacent to Oxford Road Train Station. The wider area is characterised by a range of uses including cafes, bars, offices hotel and residential properties.

The site is located within a sustainable location with public transport links including bus, train and tram.

Description of development

Non-material amendment to planning permission 133770/JO/2022 to amend condition 5 to reflect phasing plan.

Consultations & Notification Responses

N/A

Relevant Planning History

118033/P3OPA/2017 - Notification for Prior Approval for a Proposed Change of Use of building (excluding basement) from Office Use (Class B1 (a)) to a provide 90 no. residential apartments (Use Class C3). Decision: Approved January 2018.

128804/FO/2020 - Erection of a two-storey rooftop extension to form 9 duplex apartments and the conversion of the existing redundant internal car park to create a further 4 duplex apartments at Barclay House, Whitworth Street West, Manchester. Approved October 2021

Consultations & Notification Responses

N/A

Issues

Phasing Approach

The proposed changes relate to amending the wording of Condition 5, in order to facilitate the phased delivery of the consented two storey rooftop extension and conversion of internal car park to create residential apartments at Barclay House.

The covering letter confirms Phase 1 will consist of the conversion of the internal car park to create ground floor apartments. The submission includes the materials for the external alterations such as fibre cement board to match existing, a stone column and plinth in matching stone to the west elevation. The new windows to the west and north elevations will be Alufold Aluminium windows in RAL 7016 to match the windows to the existing building. These materials will require a formal discharge of condition.

Phase 2 refers to the rooftop extension. It is stated that works will commence within two years.

The proposal seeks to update the planning conditions to reflect that this would now be delivered as a phased development. There is also a requirement to allow the conditions to be discharged in phases in the future as this will allow the residential management company to stagger the completion of each phase. The changes are considered to be acceptable and non-material in nature.

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

Condition(s) to be attached to decision for approval

- 1) Reason 1: The proposal seeks to amend Condition 5 relating to materials to reflect a new phasing approach for the ground floor apartments and rooftop extension.
- 2) Reason 2: Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alteration to the planning condition.
- 5) a) Within 3 months of the date of this decision, a materials schedule for the ground floor apartments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.
- b) i) Prior to the commencement of the rooftop extension, a materials schedule for the rooftop extension shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include drawings to illustrate details of full sized sample panels that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management;
- ii) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as Local Planning Authority in accordance with the programme and drawings as agreed above in part i).

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 SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

N/A

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
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