MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143483/LO/2025
Date registered valid:	7 August 2025
Proposal:	Listed Building Consent for the retention of internal fit out works
Address:	First Floor, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
Ward(s):	Piccadilly Ward
Applicant:	Abbott Lyon Ltd
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:	25 September 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 07 August 2025

Standard consultations:
Printed: 13 August 2025 Expired: 4 September 2025

Neighbour notifications
Printed: 13 August 2025 Expired: 4 September 2025

Site notice
Posted: 19 August 2025 Expired: 10 September 2025

Press advert
Published: 19 August 2025 Expired: 10 September 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 building

The application relates to a building at 8-16 Newton Street that is a Grade II Listed former home trade warehouse, which has 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. 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 used mainly on the ground floor and basement sections of the elevations.

The building was recently comprehensively refurbished in accordance with applications referenced 118678/LO/2017 and 118677/FO/2017 and is in good condition making a beneficial contribution to the surrounding conservation area.

This application relates to a first-floor unit within 14 Newton Street, which is vacant having been recently refurbished.

Description of area

The site is within the Northern Quarter of Manchester City Centre and the Stevenson Square Conservation Area. Grade II Listed brick and stone built former warehouse buildings almost entirely surround the site.

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

Description of development

Listed Building Consent is sought for the following internal fit out works to part of the vacant first floor accommodation of the building:

Relocation of historic partitions from elsewhere in the building to form a meeting room and to provide a screen.

Retention of:

- a curved screen to cover sections of the floor and wall for background to advertisements.
- a pod with solid partitions to form a secure store.
- a pod containing two booths with solid partitions.
- a glazed pod with solid ceiling to form an area for photos and filming.
- a solid partition to provide a kitchen wall.
- a solid partition to block an original opening.
- a door within an original opening.
- a reception desk and screen.

Consultations & Notification Responses

Publicity - 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-Strat2 (City Centre)
Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy CC10 (A Place for Everyone)

Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)

National Policy

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).

Chapter 6 - Building a Strong and Competitive Economy
Chapter 7 - Ensuring the Vitality of Town Centres
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

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Impact on the listed building -

Partitions and Room Creation -

The level of partitions is minimal, and all rooms created are pod structures and so do not utilise full height partitions.

Historic partitions have also been reused for two of the partitions.

The partitions within openings would level a generous reveal.

Two partitions would also be fully glazed and the solid partitions proposed would only be used for secure rooms and areas.

Although this mitigation has reduced the level of harm, a low level of less substantial harm has still been caused by the installation of partitions due to the impact on the original volume and substantially open plan layout of this part of the building.

Other fixed structures -

The screen to be used for filming partially covers brickwork and the wooden floor. It is comprised of wood and would have images projected on it for photo shoots and filming. The lower part of the wall screen is curved at the lower part, and the floor of the screen is raised with a step. The harm caused by this item is that it conceals original fabric and would cause damage by fixings.

The fixed desk and reception screen partially cover the plastered original wall and the wooden floor. They are comprised of wood and would be finished in brand colours. The harm caused by these items is that they conceal original fabric and have caused damage by fixings. There is no obvious reason why they would need to be fixed but they are features that would allow this part of this newly refurbished building to be reused for the intended use, which requires less amendments to the building than many other businesses and uses.

Lighting, heating, power and data -

These items are considered to have been sensitively accommodated and are expected features required by any occupier. These are considered to cause harm due to fixings and connections and as interventions within the space.

Heritage Assessment –

No demolition of fabric has taken place as part of these works, and all works are reversible.

Overall, the impact on the space and the retained visibility of original finishes means that the scheme complies with the advice with paragraph 210 of Section 16 of the NPPF in that the space has been influenced by the character of the building through the use of historic and glazed partitions and the maintenance of reveals. Also, by contributing to the use of the building helping to secure a future for this listed building.

The public benefits of the proposals are that a large area of the first floor of this listed building, which has received a large amount of investment in recent years will be reused and occupied and the proposals have reused historic partitions allowing these to be retained and used within the building.

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.

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-P1, JP-P2 and JP-STRAT2 of the Places for Everyone Plan, policies DM1, SP1, CC9, CC10, EN1 and EN3 of the Core Strategy and saved policies 18.1 and 19.1 of the Unitary Development Plan.

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

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

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

The location plan received by the City Council as local planning authority on 17 July 2025

The drawings referenced:

2091 P (303)
2091 P (381)

Received by the City Council as local planning authority on 17 July 2025

NS 25-04-01
NS 25-04-02
NS 25-04-03
2091 P (302) Rev A
2091 P (304)
2091 P (305)

Received by the City Council as local planning authority on 7 August 2025

2091 P (100) Rev B

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

2091 P (300) Rev C
2091 P (301) Rev B

Received by the City Council as local planning authority on 25 September 2025

The email from Atelier MB dated 22 September 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.

2) Within one month of the date of decision the following changes shown on the drawing referenced 2091 P (100) Rev B shall have been completed:

a) 2no. historic partitions shall have been installed in the locations shown on the drawing referenced 2091 P (100) Rev B and shall have been relocated from other floors within the building.
b) The infill partition adjacent the canteen shall be replaced with the depth of partition shown on the drawing referenced 2091 P (100) Rev B.
c) The partition diagonally enclosing the stair shall be removed.

Within two months of the completion of this development photographs of the works within a), b) and c) shall be submitted to and approved in writing by the City Council as local planning authority to confirm that they have been implemented. These items shall be retained as shown on the drawing for the duration of the use of this area of the first floor.

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.

3) a) The non-historic partitions and other joinery hereby approved shall be removed from the building within two months of the applicant ending their occupation of the third and fourth floor of the building.

b) Two months prior to the expiration of the period outlined in (a), a method statement for the removal of these items and the making good of the building fabric shall be submitted to and approved in writing by the City Council as local planning authority.

c) The removal and making good works within the statement outlined in (b) shall be implemented within two months of approval.

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

Highway Services
Environmental Health
Heritage & Urban Design

Flat 2, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 9, 2 Mangle Street, Manchester, M1 2DU
Flat 1, 2 Mangle Street, Manchester, M1 2DU
Ground Floor, 12 Newton Street, Manchester, M1 2AN
Flat 8, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 17, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 14, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Basement, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
Flat 18, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 22, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 4, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 12, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
11 Newton Street, Manchester, M1 1HF
9 Newton Street, Manchester, M1 1HF
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
Flat 12, 2 Mangle Street, Manchester, M1 2DU
Flat 3, 2 Mangle Street, Manchester, M1 2DU
12 Newton Street, Manchester, M1 2AN
6 Newton Street, Manchester, M1 2AW
Flat 2, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Fourth Floor, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
Flat 3, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
7 Newton Street, Manchester, M1 1HF
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
Flat 26, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 24, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 11, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
36 Back Piccadilly, Manchester, M1 1HP
Flat 16, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 3, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 6, 2 Mangle Street, Manchester, M1 2DU
Flat 7, 2 Mangle Street, Manchester, M1 2DU
First Floor, 4 Newton Street, Manchester, M1 2AW
Flat 14, 2 Mangle Street, Manchester, M1 2DU
Flat 5, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
British Study Centres, St Margarets Chambers, 5 Newton Street, Manchester, M1 1HL
Flat 5, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 9, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 10, 2 Mangle Street, Manchester, M1 2DU
Flat 5, 2 Mangle Street, Manchester, M1 2DU
Flat 11, 2 Mangle Street, Manchester, M1 2DU
8 - 10 Newton Street, Manchester, M1 2AN

Second Floor, 4 Newton Street, Manchester, M1 2AW
Basement, 4 Newton Street, Manchester, M1 2AW
Flat 4, 2 Mangle Street, Manchester, M1 2DU
Flat 10, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 19, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 15, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 16, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
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
Flat 9, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Second Floor, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
Flat 2, 2 Mangle Street, Manchester, M1 2DU
Flat 1, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 27, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 20, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
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
Flat 13, 2 Mangle Street, Manchester, M1 2DU
Basement And Ground Floor, 12 Newton Street, Manchester, M1 2AN
Ground Floor, 8 Newton Street, Manchester, M1 2AN
Basement And Ground Floor, 6 Newton Street, Manchester, M1 2AW
Flat 8, 2 Mangle Street, Manchester, M1 2DU
Flat 28, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 25, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Third Floor, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
Ground Floor, Cottonopolis Building, 14 Newton Street, Manchester, M1 2AF
Flat 23, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
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
Ground Floor, 4 Newton Street, Manchester, M1 2AW
4 Newton Street, Manchester, M1 2AW
Flat 21, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 7, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 6, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN

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