

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142803/JO/2025

Date registered valid: 14 May 2025

Proposal: Variation of conditions 2 (Approved Drawings and Documents) and 3 (fire escape) attached to listed building consent 135950/LO/2023, to reflect changes to the fire escape.

Address: 12 - 20 St Anns Square, Manchester, M2 7JB

Ward(s): Deansgate Ward

Applicant: DTZ Investors

Agent (if any): Miss Ruth Owen Cushman & Wakefield

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 July 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 8 January 2025

Standard consultations:

Printed: 22 May 2025 Expired: 13 June 2025

Neighbour notifications

Printed: 22 May 2025 Expired: 13 June 2025

Site notice

Posted: 27 May 2025 Expired: 17 June 2025

Press advert

Published: 27 May 2025 Expired: 17 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Listed

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

This application relates to a four-storey group of buildings located at 12 to 20 St Ann's Square. 16 St Ann's Square and 18 to 20 St Ann's Square are Grade II listed buildings. 12 and 14 St Ann's Square are not listed buildings but are considered to be non-designated heritage assets. The building is within the St Ann's Square Conservation Area and fronts onto St Ann's Square, which is a public square within the City Centre. The buildings also have rear elevations onto Barton Square. The buildings are within a terrace of historic buildings that make a positive contribution to the surrounding conservation area.

The ground floor of the buildings is in use as shops and restaurants and the upper floors are partially vacant but house some office accommodation in varying condition and residential apartments.

The building is within the central shopping and business area of the City Centre and surrounding uses include a theatre, the Arndale Centre, St Ann's church, shops, hotels, residential accommodation, banks, offices, bars, restaurants, takeaways and cafés.

Relevant Planning History -

Applications referenced 135949/FO/2023 and 135950/LO/2023 were approved in June 2024 and approved replacement windows at the rear elevation, the restoration of plaster and tiles

within the fire exist stairwell, the painting of the safety items on the roof and the removal of the access hatch and making good of the affected fabric.

Listed Building Consent is now sought to vary condition 2 of application referenced 135950/LO/2023 to agree the use of an alternative tile for the walls of the internal fire escape stairwell.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals

Issues

Local 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-P 1 (Sustainable Places)

Policy JP-P 2 (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 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, 66 and 72 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 and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

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).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 210 states that in determining planning applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

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.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The Impact on the Heritage Asset -

Under these criteria the effect of the proposal has been considered.

The only proposed amendment is a change to the colour of the tile that would be installed on the walls within the stairwell. The proposed tile is the same specification to the approved tile. Both colours are considered suitable in this location and in keeping with the age of the building and given this the works are considered to have a neutral impact.

In view of the above, in relation to the grant of listed building consent, it is not considered that the proposals would cause harm to the Grade II listed building affected by the works. Therefore,

the changes would comply with Sections 16 (2) and 66 of (Listed Buildings and Conservation Areas) Act 1990, Sections 7 and 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester, in particular Policies SP1, CC9, EN3 and DM1 and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Other Issues -

Other Conditions -

Other conditions have been amended to reflect the discharge of conditions within application referenced CDN/24/0735.

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

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 extensive advice about the information required to be submitted to support the application and discussion and agreement of amendments. This has led to an acceptable proposal.

Condition(s) to be attached to decision for approval

- 1) The development shall have commenced not later than 10 June 2027.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) 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 13 May 2024

The drawings referenced:

D-1A
07

received by the City Council as local planning authority on 13 May 2024

02 Rev A

received by the City Council as local planning authority on 2 October 2024

- The drawing referenced 02 Rev A received by the City Council as local planning authority on 2 October 2024.

10 Rev A
11 Rev A
12 Rev A

received by the City Council as local planning authority on 24 April 2025

The drawing entitled 'Roof Access Plan' received by the City Council as local planning authority on 13 May 2024

The Alitherm Heritage data sheet prepared by Smart architectural aluminium received by the City Council as local planning authority on 13 May 2024

The Scope of Works received by the City Council as local planning authority on 13 May 2024

The statement regarding Conditions 3, 4, 5 and 6 prepared by Cushman & Wakefield received by the City Council as local planning authority on 8 August 2024 including the Terrix RED-LB specification sheet.

The Quadriga window specification drawings received by the City Council as local planning authority on 28 November 2024.

The physical sample assessed on 1 October 2024.

The Hammerite specification sheet received by the City Council as local planning authority on 8 August 2024

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 DC19.1 of the Unitary Development Plan.

3) The works to repair previous damage to the stairwell walls shown on drawings referenced 07 received by the City Council as local planning authority on 13 May 2025 10 Rev A received by the City Council as local planning authority on 24 April 2025 shall have been fully completed in accordance with the Condition 3 section of the statement regarding Conditions 3, 4, 5 and 6 prepared by Cushman & Wakefield received by the City Council as local planning authority on 8 August 2024 including the Terrix RED-LB specification sheet and the letter from Cushman and Wakefield dated 24 April 2025 shall be fully completed within 4 months of the date of this decision.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The replacement windows shall have been installed fully and only in accordance with the following:

- The Condition 4 section of the statement regarding Conditions 3, 4, 5 and 6 received by the City Council as local planning authority on 8 August 2024.
- The drawing referenced 02 Rev A received by the City Council as local planning authority on 2 October 2024.
- The Quadriga window specification drawings received by the City Council as local planning authority on 28 November 2024.
- The physical sample assessed on 1 October 2024.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) a) The roof access hatch identified for removal on the drawing entitled 'Roof Access Plan' received by the City Council as local planning authority on 13 May 2024 shall have been removed and the fabric affected fully reinstated in accordance with the information within the Condition 5 section of the statement regarding Conditions 3, 4, 5 and 6 prepared by Cushman & Wakefield received by the City Council as local planning authority on 8 August 2024 including the Terrix RED-LB specification sheet..

c) The works shall be completed in accordance with the information within section (a) within 1 month of the date of this decision.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in

Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) All retained roof mounted handrails, bridges and ladders as shown on the drawing entitled 'Roof Access Plan' received by the City Council as local planning authority on 13 May 2024 shall have been painted black in accordance with the statement regarding Conditions 3, 4, 5 and 6 prepared by Cushman & Wakefield received by the City Council as local planning authority on 8 August 2024 including and the Hammerite specification sheet, to minimise their appearance and impact on the character and appearance of the building within 1 months of the date of this decision.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

3 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
12B St Ann's Square, Manchester, M2 7HW
BUPA Dental Care, First Floor, 14 St Ann's Square, Manchester, M2 7HQ
STEPHENS PREMIER LTD, 10 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Abelsons, 8 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Flat 21, 12 St Ann's Square, Manchester, M2 7HW
Flat 20, 12 St Ann's Square, Manchester, M2 7HW
Flat 19, 12 St Ann's Square, Manchester, M2 7HW
Flat 18, 12 St Ann's Square, Manchester, M2 7HW
Flat 17, 12 St Ann's Square, Manchester, M2 7HW
Flat 16, 12 St Ann's Square, Manchester, M2 7HW
Flat 15, 12 St Ann's Square, Manchester, M2 7HW
Flat 14, 12 St Ann's Square, Manchester, M2 7HW
Flat 13, 12 St Ann's Square, Manchester, M2 7HW
Flat 12, 12 St Ann's Square, Manchester, M2 7HW
Flat 11, 12 St Ann's Square, Manchester, M2 7HW
Flat 10, 12 St Ann's Square, Manchester, M2 7HW
Flat 9, 12 St Ann's Square, Manchester, M2 7HW
Flat 8, 12 St Ann's Square, Manchester, M2 7HW
Flat 7, 12 St Ann's Square, Manchester, M2 7HW
Flat 6, 12 St Ann's Square, Manchester, M2 7HW
Flat 5, 12 St Ann's Square, Manchester, M2 7HW
Flat 4, 12 St Ann's Square, Manchester, M2 7HW
Flat 3, 12 St Ann's Square, Manchester, M2 7HW
Flat 1, 12 St Ann's Square, Manchester, M2 7HW
Flat 2, 12 St Ann's Square, Manchester, M2 7HW
9 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
13 St Ann Street, Manchester, M2 7LG
24 - 26 St Ann's Square, Manchester, M2 7JB
Ernest Jones, 16 St Ann's Square, Manchester, M2 7HQ
Third Floor Fletcher King, 20 St Ann's Square, Manchester, M2 7HG
Seventh Floor Flat, 10 St Ann's Square, Manchester, M2 7HW
14 St Ann's Square, Manchester, M2 7HQ
First Floor, 20 St Ann's Square, Manchester, M2 7HG
Second Floor, 20 St Ann's Square, Manchester, M2 7HG
8 St Ann's Arcade, 10 St Ann's Square, Manchester, M2 7HW
12A St Ann's Square, Manchester, M2 7HW
McDonald's, 18 St Ann's Square, Manchester, M2 7HQ
Showcase At Entrance To 20, St Ann's Square, Manchester, M2 7HG
Third Floor City Centre Dental Practice, 20 St Ann's Square, Manchester, M2 7HG
Basement, 20 St Ann's Square, Manchester, M2 7HG
Basement And Ground Floor, 14 St Ann's Square, Manchester, M2 7HQ
6 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
DAVID M ROBINSON, 28 St Ann's Square, Manchester, M2 7JB
Third Floor, 20 St Ann's Square, Manchester, M2 7HG
7 St Anns Arcade, St Ann's Square, Manchester, M2 7HN

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 - St Anns Square Conservation Area 1970

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) -

Area Team Boundary - Name: CENTRAL