MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142840/LO/2025
Date registered valid:	29 May 2025
Proposal:	Listed building consent for removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, associated facade reinstatement works and internal works.
Address:	17-23 St Anns Square, Manchester, M2 7PW
Ward(s):	Deansgate Ward
Applicant:	Ms Clare Perrie Natwest Group Plc
Agent (if any):	Ms Katharine Morgan Cushman & Wakefield
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 25/06/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 30 May 2025 Expired: 20 June 2025

Neighbour notifications
Printed: 30 May 2025 Expired: 20 June 2025

Site notice
Posted: 30 May 2025 Expired: 20 June 2025

Press advert
Published: 3 June 2025 Expired: 24 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed Mansfield Chambers, 17-23 St Anns Square. Mansfield Chambers, a late Victorian four storey building, whose rough U shape sees it face out onto St Anns Square, wrap round 25 St Ann Street's rear extension and then front out onto Half Moon Street. The property features a modern link bridge extension that provides direct access to 25 St Ann Street's rear extension from the eastern wing of Mansfield Chambers. Mansfield Chambers is in mixed use as light retail at ground floor, with offices above.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre's primary shopping area and St Anns Square Conservation Area. Development along Corporation Street and New Cathedral Street is primarily modern in character, dating from the late 1990s and early 2000s. Uses within this area are overwhelmingly comprised of commercial retail space, including café, restaurant, shop and drinking establishment uses. The character of built development closer to the application site within St Anns Square, St Ann Street and King Street, is historic in character, being populated by a high number of Victorian and Edwardian buildings, generally in use as small scale retail and office uses. Properties of note within the street scene include the Grade I listed Church of St Ann and Grade II listed Royal Exchange to the south and north of the site.

Description of development

The application seeks listed building consent for the removal of a contemporary link bridge that provides access to 25 St Ann Street, subsequent façade reinstatement works, and minor internal reconfiguration works.

The proposed link bridge removal works would see the removal of said bridge, and the subsequent reinstatement of brickwork and timber windows that would match with that of the rest of the elevation.

Internally, plywood mesh security cladding applied to the property's windows would be removed. A non-original door providing access to 25 St Ann Street would be infilled with brick and a lime based plaster. Other internal works include the installation of 2no new distribution boards, the replacement of dropped ceiling tiles, the insertion of a new doorway to an existing fire escape, and the installation of a replacement door with a fire rated door.

Planning History

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

142946/FO/2025 - Removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, and associated facade reinstatement works – Application under consideration.

142839/LO/2025 – Listed building consent for removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, associated facade reinstatement works and internal works – Application under consideration.

025599 – LISTED BUILDING CONSENT Construction of bridge access link at 1st.floor level – Approved December 1985.

Consultations & Notification Responses

Publicity – None received.

Policy

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 EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- 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

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

National Planning Policy Framework (NPPF)
- Chapter 9 – Promoting Sustainable Transport
- 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 Heritage Asset

17-23 St Anns Square is a four storey late Victorian building with ground floor shop and offices above. The site is notable for its layout, with the property being a rough U shape fronting out onto both St Ann Square and Half Moon Street, with its northern elevation abutting 15 St Ann Square. The property has been subject to various modern fitouts, with its eastern wing featuring dropped ceilings and an unsympathetic link bridge extension that provides access to 25 St Ann Street. A secondary access to 25 St Ann Street exists at first floor on the property's southern facing elevation.

It is understood that the application site is to be sold on. To ensure this process can be executed quickly and without legal issue, the development would see the removal of access points between it and 25 St Ann Street in order to allow both properties to revert back to their original forms in which there is clear separation between them.

Proposed works to the internal floorplate are minor in nature. Existing modern lighting fixtures, false ceiling panels and AC units would be removed. Like for like replacement lighting fixtures and ceiling panels would then be inserted. Two new distribution boards would be installed to service new submains. These works are considered would have a neutral impact on the significance of the listed building subject to a planning condition that would require further information to be submitted in regard to the installation of the proposed distribution boards.

Other internal works would comprise of the removal existing boards to the property's internal courtyard windows. This would have a minor positive impact on the listed building, helping to reinstate the original layout of the property's fenestration.

As part of the separation of Mansfield Chambers and 25 St Ann Street, the aforementioned existing opening within the southern facing elevation of the property will be infilled with brick and a lime based plaster. A new fire escape door would be inserted into the southern facing elevation which would then provide access to neighbouring fire escape stairs located in 25 St Ann Street. A new fire rated door would replace an existing door at the northern end of the floor plate. Subject to planning conditions that would control the methodology for such works and their final finishes, this element of the development is considered would, on balance, have a neutral impact on the significance of the listed building.

The most significant works proposed under the application, would see the removal of the modern 1980s link bridge from the property's eastern wing to the flat roof rear extension of 25 St Ann Street. The link bridge, whilst only visible from the rear windows of 25 St Ann Street and Mansfield Chambers, still detracts from both listed building's significance, with it contributing to a cluttered back of house appearance. Upon the removal of the link bridge, the property's external wall would be rebuilt in brick to match that of the rest of the elevation, new windows to match the existing would be inserted, and new internal plastered finishes would then be applied. Subject to a planning condition that would require the submission of exact details of the windows to be installed, material samples and a methodology for the works, this element of the development would have a minor beneficial impact on the significance of the listed building.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to be acceptable and have a minor beneficial impact on the historical significance of the Grade II listed building in accordance with policies SP1, EC1, EC2, EC3, CC1, CC9, CC10, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis permission 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 acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 (Title No.GM418704)
- E7480-GA-EL-17: Elevations Existing and Proposed Separation Works

o E7480-GA-MZ Rev A: Mezzanine Floor Plan Proposed Separation Works
o E7480-EX-MZ Rev A: Mezzanine Floor Plan Existing & Downtaking Separation Works
o E7480-35-MZ Rev A: Mezzanine Floor Plan Proposed Reflected Ceiling Separation Works

All stamped as received by the City Council as Local Planning Authority on 30/04/2025.

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) a) Prior to the commencement of the link bridge removal works hereby approved, final and exact details of the new windows to be installed shall be submitted to and approved in writing by the City Council as Local Planning Authority. Existing and proposed elevational and sectional plans of the property's windows at a scale of 1:25 or lower, shall be required to be submitted in order to ensure the proposed windows are a visual match to that of the existing. The development shall then proceed in accordance with the approved details.

b) Prior to the commencement of the link bridge removal works hereby approved, a method statement for its removal, detailing how historic material will be protected and repaired shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

c) Prior to the commencement of any façade reinstatement works hereby approved, a method statement for the works, as well as material samples of all material to be used in the reinstatement works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. Material samples for exterior brick, mortar, windows, as well as internal finishes shall be required to be submitted. The approved details shall then be implemented as part of the development.

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.

4) Prior to the commencement of any door infill works between 25 St Ann Street and 17-23 St Anns Square, as shown on drawing no.E7480-GA-MZ Rev A, a method statement for such works, and specifications of materials to be used, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with 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.

5) Prior to the installation of any distribution boards hereby approved, final details relating to their design, affixing to the listed building, and any ancillary trunking, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with 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.

6) Prior to the commencement of any works in relation to the creation of fire escape FE1, as labelled on drawing no.E7480-GA-MZ Rev A, a methodology for the works and final details on the proposed door design 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.

7) Prior to the commencement of any works in relation to the installation of a new timber door, labelled as FE3 on drawing no.E7480-GA-MZ Rev A, final details on the proposed doors design 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

28 - 34 Cross Street, Manchester, M2 7AQ
Seventh Floor, 26 Cross Street, Manchester, M2 7AQ
Sixth Floor, 26 Cross Street, Manchester, M2 7AQ
First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF
Fifth Floor, 2 Old Bank Street, Manchester, M2 7PF
Second Floor, 2 Old Bank Street, Manchester, M2 7PF
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF
Fourth Floor Left, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Front, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Rear, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Sainsbury Supermarket, 22 Cross Street, Manchester, M2 7AQ
First Floor, 15 St Ann's Square, Manchester, M2 7PW
28 Cross Street, Manchester, M2 7AQ
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF
Basement And Ground Floor, 2 Old Bank Street, Manchester, M2 7PF
Fifth Floor, 26 Cross Street, Manchester, M2 7AQ
Fourth Floor, 26 Cross Street, Manchester, M2 7AQ
Third Floor, 26 Cross Street, Manchester, M2 7AQ
Basement, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Ground Floor And First Floor, 28 - 34 Cross Street, Manchester, M2 7AQ
Santander, Ground Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Corbieres, Half Moon Street, Manchester, M2 7PB
Alliance House, 30 Cross Street, Manchester, M2 7AQ
Fourth Floor, 2 Old Bank Street, Manchester, M2 7PF
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
Old Bank Chambers, 25 St Ann Street, Manchester, M2 7LG
2 Old Bank Street, Manchester, M2 7PF
Fourth Floor, Alliance House, 30 Cross Street, Manchester, M2 7AA
Third Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Third Floor, 2 Old Bank Street, Manchester, M2 7PF
23 St Ann's Square, Manchester, M2 7PS
15 St Ann's Square, Manchester, M2 7PW
First Floor, 26 Cross Street, Manchester, M2 7AQ
Eighth Floor, 26 Cross Street, Manchester, M2 7AQ
Second Floor, 26 Cross Street, Manchester, M2 7AQ

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