

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143160/LO/2025

Date registered valid: 10 June 2025

Proposal: Listed building consent for retention of replacement terrace deck flooring.

Address: Hotel Gotham, 100 King Street, Manchester, M2 4WU

Ward(s): Deansgate Ward

Applicant: Ciaran Lavery Leonardo Hotel Management (UK) Limited

Agent (if any): Andrew Burns Atelier MB

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30/07/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 1 July 2025 Expired: 22 July 2025

Neighbour notifications

Printed: 1 July 2025 Expired: 22 July 2025

Site notice

Posted: 1 July 2025 Expired: 22 July 2025

Press advert

Published: 8 July 2025 Expired: 29 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II* Former Midland Bank. The property has a striking façade and is comprised of ten stories, arranged in diminishing stages of four, three, two and one storeys. The external elevations of the property are completed in Portland Stone overlaid on a steel frame. The site is in mixed use as a restaurant (Class E (b)) and Hotel (Class C1). With age, the property's steel frame has degraded and expanded, which has then led to cracking stonework in multiple locations on the property's façade. The application site is subject to a live listed building consent, that is currently being implemented, for the installation of a cathodic protection system that will prevent further corrosion on site, approved under application 139882/LO/2024.

Listed building: Grade II*

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of the City Centre and the Upper King Street Conservation Area. Neighbouring development consists of a high number of Grade II listed buildings, including the Grade II* listed Former Reform Club, and the Grade II listed no47, no49, no60 and no62 Spring Gardens. The local street pattern is narrow and forms a key west to east route across Manchester City Centre, providing access between Deansgate and Mosley Street. Neighbouring uses comprise of a high number of commercial properties in restaurant (Class E(b)) and office uses (Class E(g)(i)).

Description of development

The application seeks listed building consent for the retention of replacement terrace deck flooring.

The previous modern timber decking of the property's three external terraces situated at the seventh floor had rotted and required replacing. It is proposed to retain the replacement composite decking given that this finish is more durable in the harsh weather conditions the terraces are frequently exposed to.

Planning History

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

CDN/25/0155 - Discharge of conditions 3 (Scaffolding Methodology), 4 (Cathodic Installation Works) and 5 (Repair Works) pursuant to Listed Building Consent 139882/LO/2024 – Application pending consideration.

139882/LO/2024 - Listed Building Consent for the installation of cathodic protection and facade repair/cleaning of the external elevations – Approved August 2024.

103642/NMC/2013/C1 - Non Material Amendment to Planning Permission Reference 101522/FO/2013/C1 (Change of use of floors 1 - 8 and part of ground floor of 100 King Street from office (Class B1) to Hotel (Class C1) with associated bar and restaurant use (Class A3 and A4) at levels 1, 2, 7 and 8 and associated external works comprising formation of new hotel drop off point, associated public realm works, installation of 2 No. lanterns adjacent to the proposed hotel entrance and creation of external bar / terrace area at the roof level and associated works) to amend location of restaurant and hotel reception, omission of games room, removal and relocation of toilets, addition of ancillary office space, reduction in bedrooms from 66 to 60, provision of service lift and riser, removal bar space and creation of storage space, and omission of spiral staircase – Approved October 2013.

103566/JO/2013/C1 - Application to vary Condition 2 (approved drawings) of listed building consent reference 101523/LO/2013/C1 to facilitate internal design adjustments – Approved October 2013.

101523/LO/2013/C1 - LISTED BUILDING CONSENT Internal and external alterations to 100 King Street to facilitate its re-use and associated refurbishment and restoration as a new hotel with ancillary bar and restaurant use – Approved April 2013.

101522/FO/2013/C1 - Change of use of floors 1 - 8 and part of ground floor of 100 King Street from office (Class B1) to Hotel (Class C1) with associated bar and restaurant use (Class A3 and A4) at levels 1, 2, 7 and 8 and associated external works comprising formation of new hotel drop off point, associated public realm works, installation of 2 No. lanterns adjacent to the proposed hotel entrance and creation of external bar / terrace area at the roof level and associated works – Approved April 2013.

Consultations & Notification Responses

Publicity – A site notice and press notice were issued, as well as neighbour notification letters sent to nearby properties. No representations were received.

Historic England – No objection.

Policy

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

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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- 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 DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- 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.

Issues

Impact upon Heritage Asset

The Grade II* listed Former Midland Bank is a building of high significance. Having been design by Sir Edwin Lutyens and construction having been completed in 1935, the building represents the supreme wealth and importance of the banking sector in the first half of the 20th century and its investment within Manchester City Centre.

The application site ceased functioning as a bank in the summer of 2008, and was then subsequently refurbished as a ground and first floor restaurant, with hotel use above. As part of the 2013 planning and listed building consent applications, numbers 101522/FO/2013/C1 and 101523/LO/2013/C1, 3no external roof terraces were approved fronting out onto Brown Street, King Street and Spring Gardens. Said roof terraces were placed atop original flat roofs and consisted of timber decking, timber support structure and pedestals. Since their installation the timber decking and timber support structure has rotted away due to prolonged exposure to harsh weather conditions.

The proposal would see the terraces' footprint left unchanged and the regularisation of the removal of its timber elements and its replacement with a metal support framework and composite decking with mock wood effect. It is considered that whilst typically the use of plastic products would not be supported on a building of such high significance, in this context its use would have a neutral impact on the significance of the listed building. This is due to how the terrace structure currently in place is a modern intervention in the building and its unique location on the building requires a material more durable than timber given the harsh conditions the material needs to withstand all year round. Additionally, the proposed materials to be used appear to be a high quality imitation of the previous decking and are therefore a suitable substitute for wooden decking.

Heritage Assessment and Conclusion

In light of the site's unique circumstances, with the proposal seeing the replacement of one modern material for another, the proposal is considered would have a neutral impact on the significance of the listed building. The proposal would therefore meet the statutory test to preserve as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with policies JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC1, EC3, CC1, CC2, CC4, CC9, CC10, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application 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 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 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

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:

- o Location Plan (Planning Portal Reference: PP-14085338v1)
- o P(100): Proposed Seventh Floor Plan
- o P(310): Proposed Floor Section
- o Heritage Statement (Dated June 2025)

All stamped as received by the City Council as Local Planning Authority on 10/06/2025.

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

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)
Heritage & Urban Design

First To Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
The Chancery, 58 Spring Gardens, Manchester, M2 1EW
DUFF & PHELPS LTD, Second Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
73 King Street, Manchester, M2 4NG
Fourth Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 73 King Street, Manchester, M2 4NG
Fourth Floor, 81 King Street, Manchester, M2 4AH
Second Floor, 81 King Street, Manchester, M2 4AH
Eleventh Floor, 50 Brown Street, Manchester, M2 2JT
Ground Floor, 81 King Street, Manchester, M2 4AH
Seventh Floor, 50 Brown Street, Manchester, M2 2JT
Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Sixth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Second Floor, 73 King Street, Manchester, M2 4NG
Thirteenth Floor, 50 Brown Street, Manchester, M2 2JT
Seventh Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
47 Spring Gardens, Manchester, M2 2BG
JAMIE'S ITALIAN LIMITED, Ground Floor, 100 King Street, Manchester, M2 4WU
Fourth Floor, 50 Brown Street, Manchester, M2 2JT
Eighth And Ninth Floors, 50 Brown Street, Manchester, M2 2JT
50 Fountain Street, Manchester, M2 2AS
Ninth Floor, 73 King Street, Manchester, M2 4NG
Tenth Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 81 King Street, Manchester, M2 4AH
All Bar One Cafe Bar, 75 - 79 King Street, Manchester, M2 4NG
LIVERPOOL VICTORIA FRIENDLY, Ninth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Basement, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Fourteenth Floor, 50 Brown Street, Manchester, M2 2JT
Seventh Floor, 73 King Street, Manchester, M2 4NG
50 Spring Gardens, Manchester, M2 1EN
Sixth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Eighth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
St James Club, 45 Spring Gardens, Manchester, M2 2BG
Seventh Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
First Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Eighth Floor, 73 King Street, Manchester, M2 4NG
43A Brown Street, Manchester, M2 2JJ
Flight Club, Ground Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Third Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Unit 1, 50 Brown Street, Manchester, M2 2JT
Tenth Floor, 50 Brown Street, Manchester, M2 2JT
Fourth Floor, 50 Fountain Street, Manchester, M2 2AS
Kyocera Document Solutions, 3 - 7 Booth Street, Manchester, M2 4DU
ENTERPRISES VENTURES LIMITED, Sixth Floor, 73 King Street, Manchester, M2 4NG
Fifth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
43 Spring Gardens, Manchester, M2 2BG
Ground Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW

Fourth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fifth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fifth Floor, 73 King Street, Manchester, M2 4NG
Fifth And Sixth Floor, 50 Brown Street, Manchester, M2 2JT
Twelfth Floor, 50 Brown Street, Manchester, M2 2JT

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 - Upper King Street Conservation Area 1970
Area Team Boundary - Name: CENTRAL