

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143196/JO/2025

Date registered valid: 13 June 2025

Proposal: Variation of condition 2 (Specified plans) of listed building consent 140016/LO/2024 to allow for terracotta repair

Address: Midland Hotel, Peter Street, Manchester, M60 2DS

Ward(s): Deansgate Ward

Applicant: Mr M Paxman-Hughes Padox Wonderwall Propco Limited

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: 4 August 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 14 July 2025

Standard consultations:

Printed: 24 June 2025 Expired: 15 July 2025

Neighbour notifications

Printed: 19 June 2025 Expired: 10 July 2025

Site notice

Posted: 24 June 2025 Expired: 15 July 2025

Press advert

Published: 1 July 2025 Expired: 22 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: St Peters Square Conservation Area 1973

Tree Preservation Order: Not applicable

Description of area

The Midland Hotel is Grade II* Listed and is within Deansgate Conservation Area and is diagonally opposite St Peter's Square Conservation area within Manchester City Centre. The building is bounded by Peter Street, Lower Mosely Street, Windmill Street and Mount Street.

The Midland Hotel dates to c.1898-1903 and was designed by Charles Trubshaw in an eclectic style with Neo Baroque and Art Deco influences. The building is built on an irregular pentagon plan form, forms two irregular courtyards within the site, and is of five diminishing storeys with cellars and attics.

Surrounding listed buildings include the Grade II* Listed Central Library, the Grade II* Listed Town Hall Extension and the Grade II* Listed Manchester Central Convention Complex.

This application relates to the reception area of the hotel, which is an area of the building that was heavily remodelled in the 1930s, 1960s and again in the 1980s resulting in the loss of a significant amount of original fabric from this area of the building.

The refurbishment in the 1960s was brutal with significant amounts of demolition and significant changes to the layout of the hotel.

The 1980s refurbishment removed more original fabric and features but included works to restore the natural light above reception.

Related applications

Application referenced 140016/LO/2024 granted Listed Building Consent for the repair of the fire damage caused to the entrance on Mount Street in January 2024.

Description of development

Listed Building Consent is now sought to vary Condition 2 (Approved Drawings and Documents) of application referenced 140016/LO/2024 to allow an increase in the area of repairs to include the first and second floor elevations above the Mount Street entrance, which were also damaged by the fire. Comprising repairs to cracked faience stones, redecoration of the balustrade, replacement of spalling brick and cracked glass, removal of loose material, vegetation and paint and installation of privacy film to the rear of the glazing in place of melted external paint.

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 residents. No responses were received.

Issues

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)

Policy JP-P3 (Cultural Facilities)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN3 (Heritage)

Policy CC4 (Visitors, Tourism and Leisure)

Policy CC9 (Design and Heritage)

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, 66 and 74 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.

Paragraph 196 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 200 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 203 states that in determining 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 positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 207 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 208 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 Character of the Listed Building -

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

The additional repair of the fabric of this Grade II* listed building is welcomed.

The bricks and glazing would be replaced on a 'like for like' basis.

The approved repair specification has been updated to include these additional repairs.

An additional condition would require samples of the new materials to be added and additional types of repair to those already approved.

The repair of the areas affected by fire damage if done in the correct way as would be required by the conditions would definitely be beneficial. It is considered that works are therefore consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. They would allow increased repairs to an original area of the building that has been damaged by fire helping to ensure a future for this highly significant listed building.

Other issues -

Condition 3, 4 and 5 have been updated in accordance with the decisions referenced CDN/25/0073 and CDN/25/0476.

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 advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

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 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 14 May 2024

The drawings referenced:

P100

P210

P400

received by the City Council as local planning authority on 14 May 2024

MDL-MHE-001 Rev 03

received by the City Council as local planning authority on 28 January 2025

2045 P220

received by the City Council as local planning authority on 13 June 2025

The Design & Access Statement prepared by Atelier MB received by the City Council as local planning authority on 14 May 2024

The Repair Specification prepared by Atelier MB received by the City Council as local planning authority on 14 May 2024

The Schedule of Works prepared by Atelier MB received by the City Council as local planning authority on 14 May 2024

The Heritage Statement prepared by Atelier MB received by the City Council as local planning authority on 14 May 2024

The method statement for Fire Damage Repair Work prepared by Bullen Conservation received by the City Council as local planning authority on 29 January 2025

The document entitled 'Terracotta Repairs to Mount Street Entrance' received by the City Council as local planning authority on 23 May 2025

The Supplementary Planning Report prepared by ATELIER MB Rev B received by the City Council as local planning authority on 9 Jul 2025

The Repair Specification referenced 2045 and prepared by ATELIER MB received by the City Council as local planning authority on 13 Jun 2025

The method statement for Doff Cleaning prepared by Bullen Conservation received by the City Council as local planning authority on 29 January 2025

The samples sign off sheet for DOFF cleaning of Granite and Terracotta (2no. documents) prepared by ATELIER MB received by the City Council as local planning authority on 28 January 2025

The Quality Control Strategy prepared by ATELIER.MB received by the City Council as local planning authority on 29 January 2025

The email from Atelier MB dated 3 July 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 repair and replacement works shall be carried out fully and only in accordance with the following information:

- The document entitled 'Terracotta Repairs to Mount Street Entrance' received by the City Council as local planning authority on 23 May 2025
- The Supplementary Planning Report prepared by ATELIER MB Rev B received by the City Council as local planning authority on 9 Jul 2025
- The Repair Specification referenced 2045 and prepared by ATELIER MB received by the City Council as local planning authority on 13 Jun 2025
- The Construction Environmental Management Plan (CEMP) prepared by Bullen Conservation received by the City Council as local planning authority on 28 January 2025

The works to repair the elevation shall then be carried out only in accordance with the above approved documents.

Reason - In the interests of ensuring the correct rebuilding of the wall and because the proposed works affect a building that is within the curtilage of a building which 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) a) The following materials shall be used in the development:

i) The DOFF and TORC cleaning systems in accordance with the method statement for Doff Cleaning prepared by Bullen Conservation received by the City Council as local planning authority on 29 January 2025 and the samples sign off sheet for DOFF cleaning of Granite and Terracotta (2no. documents) prepared by ATELIER MB received by the City Council as local planning authority on 28 January 2025, and on the basis of the samples viewed on site.

ii) The new stone and mortar and treatment of damaged fibreglass replica stone shall be carried out fully and only in accordance with the following documents:

- The document entitled 'Terracotta Repairs to Mount Street Entrance' received by the City Council as local planning authority on 23 May 2025
- The Supplementary Planning Report prepared by ATELIER MB Rev B received by the City Council as local planning authority on 9 Jul 2025
- The colour and finishes sample viewed on site on 14 July 2025.

iii) The extent and treatment of the Terracotta as detailed within:

- The document entitled 'Terracotta Repairs to Mount Street Entrance' received by the City Council as local planning authority on 23 May 2025
- The Supplementary Planning Report prepared by ATELIER MB Rev B received by the City Council as local planning authority on 9 Jul 2025
- The colour and finishes sample viewed on site on 14 July 2025.

iv) The 'like for like' repair of the lanterns as confirmed in the application form for CDN/25/0476 and as assessed on site.

v) The inset contrasting strip to be applied to the stairs shall be black carborundum as detailed within the carborundum tread inserts product detail sheets and the Supplementary Planning Report prepared by ATELIER MB Rev B both received by the City Council as local planning authority on 9 Jul 2025

b) The following details shall be complied with for the duration of the development:

(i) Jointing and fixing details shall comply with the drawing referenced MDL-MHE-001 Rev 03 received by the City Council as local planning authority on 28 January 2025 and the information within the method statement for Fire Damage Repair Work prepared by Bullen Conservation received by the City Council as local planning authority on 29 January 2025.

(ii) The Quality Control Strategy prepared by ATELIER.MB received by the City Council as local planning authority on 29 January 2025 shall be complied with for the duration of the works.

(iii) The Construction Environmental Management Plan (CEMP) prepared by Bullen Conservation received by the City Council as local planning authority on 28 January 2025 shall be complied with in relation to the use of materials used in the repairs.

The above approved materials shall be used in the construction of the development hereby approved and all approved materials shall be implemented prior to the reuse of the entrance.

Reason - 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) The works to repair and replace terracotta shall comply with the following information:

- The document entitled 'Terracotta Repairs to Mount Street Entrance' received by the City Council as local planning authority on 23 May 2025
- The Supplementary Planning Report prepared by ATELIER MB Rev B received by the City Council as local planning authority on 9 Jul 2025
- The colour and finishes sample viewed on site on 14 July 2025.

All works to the terracotta as described in the above approved documents shall be completed prior to the completion of the development hereby approved.

Reason - 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, EN3 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) a) Notwithstanding the details submitted with the application, prior to the commencement of any the following works, physical samples and specification details of the following materials:

- i) The new glazing.
- ii) The new bricks.
- iii) The lead sheet flashing.
- iv) The window film.
- v) The paint.

shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - 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, EN3 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

Historic England (North West)
Heritage & Urban Design

Second Floor, 24 Mount Street, Manchester, M2 3NX
Seventh Floor, 24 Mount Street, Manchester, M2 3NX
Sixth Floor, 24 Mount Street, Manchester, M2 3NX
Fifth Floor, 24 Mount Street, Manchester, M2 3NX
Fourth Floor, 24 Mount Street, Manchester, M2 3NX
Third Floor, 24 Mount Street, Manchester, M2 3NX
First Floor, 24 Mount Street, Manchester, M2 3NX
Ground Floor, 24 Mount Street, Manchester, M2 3NX
Part Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Unit 1 Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Fourth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Third Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
58 Peter Street, Manchester, M2 3NQ
Second Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
22 Mount Street, Manchester, M2 3NX
24 Mount Street, Manchester, M2 3NX
Central Library, St Peter's Square, Manchester, M2 5PD
Seventh Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
St Georges House, 56 Peter Street, Manchester, M2 3NQ
PIZZAEXPRESS, Ground Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Ground Floor, 65 Peter Street, Manchester, M2 5PB
First Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Fifth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Hammond Raggett & Co Ltd, Seventh Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
W H R PROPERTIES, Ninth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Eighth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Fourth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Ground Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Sixth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
CROWE CLARK WHITEHILL LLP, Third Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Sixth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
First Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT

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 - St Peters Square Conservation Area 1973
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

[illegible]