

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140376/LO/2024
Date registered valid: 2 July 2024
Proposal: Listed building consent for refurbishment of existing office space.
Address: Churchgate House, 56 Oxford Street, Manchester, M1 6EU
Ward(s): Deansgate Ward

Applicant: XLB Property
Agent (if any): Mr Matthew Sobic Savills (UK) Limited
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 05/06/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 4 July 2024 Expired: 25 July 2024

Neighbour notifications

Printed: 4 July 2024 Expired: 25 July 2024

Site notice

Posted: 4 July 2024 Expired: 25 July 2024

Press advert

Published: 9 July 2024 Expired: 30 July 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II* listed Churchgate House, also known as the Tootal Buildings. The application property is a former Victorian warehouse completed with a brilliantly ornate Baroque styled façade with red brick. The property is in use as offices (Class E) and features a number of original features of high significance, including a memorial to those that died during the Great War 1914-1918. The upper floors have seen the installation of unsympathetic modern editions dating back from previous office fitouts. The building also features a mid-20th century extension, which is listed via attachment. The extension connects Churchgate House to the neighbouring Grade II listed Lee House.

Listed building: Grade II*

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area forms the heart of Manchester City Centre, with the site lying to the west of Oxford Road, to the south of St Peters Square and north of the Rochdale Canal. Neighbouring properties are in a variety of commercial uses, mainly consisting of offices (Class E), food retail units (Class E) and drinking establishments (Sui Generis). To the north of the site lies the Grade II listed building, Canada House along Chepstow Street. To the east of the site lies the Grade II Lee House.

Description of development

The application seeks listed building consent for internal alterations to the first and second floors comprising of soft-strip works, the installation of new partitions, secondary glazing measures, new lighting, as well as new wall, ceiling and floor finishes.

The proposed works at first floor are confined to new floor, ceiling and wall finishes. Proposed works at second floor are more extensive, comprising of the removal of non-original partitions, installation of replacement partitions, partial removal of original wall, and new secondary glazing, as well as new wall, ceiling and floor finishes. Proposed partitions would comprise of a mix of glazed and solid partitions and positioned in place of existing partitions, with new toilets also being installed. New secondary glazing is proposed throughout the second floor, with any existing non-original secondary glazing measures proposed to be removed.

Planning History

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

140082/LO/2024 - Refurbishment of existing office space – Application under consideration

Consultations & Notification Responses

Historic England – No objection.

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 EC2 – Existing Employment Space
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – 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 16 – Conserving 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.

Issues

Impact upon Heritage Asset

Churchgate House, a former textiles warehouse, dating from 1898, is a five storey building, with basement and attic. The property is steel framed and features a more contemporary eight storey extension to its rear. The original rear wall of Churchgate House has been opened up in multiple places to allow for through access to the aforementioned extension. Much of the upper floors of the property have been subject to unsympathetic modern office fitouts, featuring raised floors, false ceilings and solid partitions. It is unknown if historic finishes are present or have been removed. Some secondary glazing is present on its upper floors, likely dating from the mid-20th century.

Works at first floor would be limited to decorative ceiling, floor and wall finishes. Subject to a condition that would secure the submission of material samples and methodologies for all soft strip works, these elements are considered to have a neutral impact on the significance of the listed building.

The proposed works at second floor would see the removal of non-original partitions both within the main body of Churchgate House and its eight storey extension. The partitions are modern office partitions of no historical significance that impact upon the appreciation of property's original open plan layout. The existing partitions comprise of a mix of glazed and solid partitions. The installation of the proposed partitions would see an overall net decrease in the number of partitions on site, with those of the proposed being limited to the corners of the property. A variety of glazed and solid partitions would be utilised to allow for visual permeability through the floorplate, as well as solid partitions to allow for wall mounted fixings etc to avoid the need for new penetrations in original walls. Subject to a condition that would require an installation methodology, as well as final details for how they would abut historical material, this element of the proposal is considered would have a neutral impact on the significance of the heritage asset.

At second floor the property still features the original rear wall of Churchgate House, prior to the erection of its eight storey rear extension. The rear wall features an existing opening and has also been subject to multiple finishes, which includes asbestos based finishes. Due to asbestos being present within the structure it has been determined that the wall cannot be exposed. The proposed works would see the existing opening widened, with a secondary opening created in order to form two walkways and create an open line of sight through the entire depth of the office unit. The proposed plans show that a kitchenette be installed adjacent to the original wall, which would see kitchen cabinet units cutting across the aforementioned new opening. The final design of the kitchenette is yet to be decided, it is considered appropriate that if kitchen cabinets are to cut across the proposed new opening, then this demolition be limited so that a half height piece of original wall be retained in order to maintain a consistent finish. Dependent on the extent of the proposed demolition works a supporting beam may be required to be installed. In the event of an approval final design details of the kitchenette, new opening and details of any necessary structural beam shall be submitted to and approved in writing by the City Council as Local Planning Authority. It is considered that this element of the proposal would cause a very low level

of less than substantial harm to be caused to the significance of the listed building by virtue of the removal of original material.

Secondary glazing is proposed throughout the second floor of the property, with existing secondary glazing to the main original body of Churchgate House proposed to be removed. The principle of secondary glazing is supported, with its installation helping to preserve the innards of the building, as well as make it more attractive to potential occupants, thereby securing the long term occupation of the building. Subject to a condition that would require exact details and material samples of the proposed secondary glazing methods to be submitted to and approved in writing by the City Council as Local Planning Authority, it is considered this element of the development is acceptable and would have a neutral impact upon the significance of the heritage asset.

Within the second floor of Churchgate House false floors are present throughout the floorplate, with some areas being situated at the original floor level. As part of the proposed works, false floors would be partially removed toward the northern end of the floorplate. Some proposed false flooring would be situated adjacent to the proposed kitchen unit and existing eight storey extension. In light of the proportion of false flooring decreasing within the space, subject to a condition that would see exact details on floor finishes and false floor installation, this element of the development would have a neutral impact on the significance of the listed building.

At second floor, as part of office improvement works, 2no new toilet blocks would be created. The spaces would feature false ceilings and be situated on the edge of the floor plate, lying adjacent to windows fronting out onto the property's internal courtyard. The proposed plans note that a stepped bulkhead would be utilised and that this would then allow for clear glazing to be maintained. It is considered that if clear glazing can be maintained with a stepped bulkhead then this proposal would have a neutral impact on the listed building. In the event of an approval a condition will be attached to secure full and final details of the false ceiling and stepped bulkhead.

Within the submission, detail has been submitted on new wall and floor finishes. Where new finishes are proposed, they are generally modern in appearance and have not been based upon historical research and it is not known if original finishes are present on site. In light of this, it is considered that in the event of an approval, conditions be attached requiring that revised finishes be submitted that would be based upon investigative works to clarify if original finishes are still present and can be exposed. With regard to proposed ceiling finishes at second floor, the development would see the existing false ceiling removed and original finishes exposed. In the event of an approval, a condition will be attached to verify the presence of any original finishes that are exposed, along with an associated repair methodology and final finishes specification.

Over the course of the consideration of the application, additional partitioned rooms "Zoom Pods", mechanical ventilation and external ventilation points have been omitted from the proposal. To ensure that no such works are undertaken a planning condition clarifying that a separate listed building consent will be required for such works will be attached to the decision notice.

Subject to the aforementioned conditions, the proposal, on balance, would have a neutral impact on the significance of the listed building, assisting in securing the building's long term occupation/use, with any identified harm being outweighed by this and the removal of unsympathetic modern editions. In light of this, the proposal would meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, EC2, CC9, 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 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to be acceptable, having a neutral impact on the historical significance of the Grade II* listed building in accordance with policies SP1, EC2, CC9, 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 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 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 worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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 Site Location Plan - Churchgate House
- o AXI - 060 - 4 - Rev 02: Churchgate Second Floor Plan - Tootal Proposed Strip Out Plan (Received 14/05/2025)
- o AXI - 070 - 4 - Rev 01: Churchgate House Second Floor Plan - Proposed Asbestos Strip Out Plan (Received 14/05/2025)
- o AXI - 080 - 4 - Rev 01: Churchgate Second Floor Plan - Proposed Reflective Ceiling Strip Out Plan (Received 14/05/2025)
- o AXI - 200 - 4 - Rev 06: Proposed Second Floor Churchgate & Third Floor Lee House Plan as Proposed - CAT A (Received 22/05/2025)
- o AXI - 201 - 4 - Rev 03: Proposed Churchgate Second Floor Plan CAT A as Proposed (Received 02/06/2025)
- o AXI - 401 - 4 - Rev 03: Proposed Second Floor Churchgate Partition Details (Received 22/05/2025)
- o AXI - 411 - 4 - Rev 03: Proposed Second Floor Churchgate Small Power Plan as Proposed (Received 22/05/2025)
- o AXI - 420 - 4 - Rev 03: Proposed Second Churchgate Floor New Raised Access Flooring Details (Received 05/06/2025)
- o AXI - 500 - 4 - Rev 01: Churchgate House. Proposed Second Floor Suite 1 Boardroom Details - Sheet 1
- o AXI - 501 - 4 - Rev 02: Churchgate House. Proposed Second Floor Suite 1 Boardroom Details - Sheet 2
- o AXI - 502 - 4 - Rev 02: Churchgate House. Proposed Second Floor Suite 1 - 6 Person Meeting Room - Sheet 1
- o AXI - 503 - 4 - Rev 01: Churchgate House. Proposed Second Floor Suite 1 - 6 Person Meeting Room - Sheet 2
- o AXI - 504 - 4 - Rev 0: Churchgate House. Proposed Second Floor Suite 1 - 10 Person Meeting Room
- o AXI - 505 - 3 - Rev 01: Churchgate House. Proposed Second Floor Suite 1 - New Opening Elevation (Received 05/02/2025)
- o AXI - 505 - 4 - Rev 04: Churchgate House. Proposed Second Floor Suite 1 - Kitchenette Details (Received 14/05/2025)
- o AXI - 506 - 4 - Rev 03: Churchgate House. Proposed Second Floor Suite 1 - Superloo Details - Sheet 1
- o AXI - 507 - 4 - Rev 02: Churchgate House. Proposed Second Floor Suite 1 - Superloo Details - Sheet 2
- o AXI - 508 - 4 - Rev 02: Churchgate House. Proposed Second Floor Suite 1 - DDA & Fire Escape Details
- o AXI - 550 - 3: Proposed Second Floor Churchgate & Third Floor Lee House Glazing Location Plan
- o AXI - 551 - 4 - Rev 01: Proposed Second Floor Window Type 1 Glazing Details
- o AXI - 552 - 4: Proposed Second Floor Window Type 2 Glazing Details
- o AXI - 553 - 4 - Rev 01: Proposed Second Floor Window Type 3 Glazing Details
- o AXI - 554 - 4 - Rev 01: Proposed Second Floor Window Type 4 Glazing Details
- o AXI - 555 - 4 - Rev 01: Proposed Second Floor Window Type 5 Glazing Details
- o AXI - 556 - 4: Proposed Second Floor Window Type 6 Glazing Details
- o AXI - 557 - 4 - Rev 01: Proposed Second Floor Window Type 7 Glazing Details
- o AXI - 558 - 4: Proposed Second Floor Window Type 8 Glazing Details
- o AXI - 559 - 4: Proposed Second Floor Window Type 9 Glazing Details

- o AXI - 561 - 4: Proposed Second Floor Window Type 11 Glazing Details
- o AXI - 562 - 4: Proposed Second Floor Window Type 12 Glazing Details
- o AXI - 599 - 4 - Rev 03: Churchgate First Floor Finishes as Proposed
- o AXI - 601 - 4 - Rev 04: Churchgate Proposed Second Floor Floor Finishes as Proposed (Received 22/05/2025)
- o AXI - 611 - 4 - Rev 03: Churchgate Proposed Second Floor Tootal Wall Finishes as Proposed (Received 31/05/2025)
- o AXI - 614 - 4 - Rev 02: Churchgate First Floor Wall Finishes as Proposed
- o AXI - 631 - 4 - Rev 03: Churchgate Proposed Second Floor Tootal Ceiling Finishes as Proposed (Received 31/05/2025)
- o AXI - 633 - 4 - Rev 02: Churchgate First Floor Ceiling Finishes as Proposed
- o AXI - 900 - 4 - Rev 02: Proposed Second Floor Plan as Proposed - Door Schedule Location Plan (Received 02/06/2025)
- o AXI - 901 - 4 - Rev 02: Proposed Second Floor Plan as Proposed - Door Schedule Table
- o AXI - 902 - 4 - Rev 01: Proposed Second Floor Plan as Proposed - Door Types Sheet 1
- o AXI - 903 - 4: Proposed Second Floor Plan as Proposed - Door Types Sheet 2
- o 634(S) L1-E-62-201 Rev T2: First Floor / Broadhurst Small Power, Data & Security
- o 634(S) L1-E-63-301 Rev T2: First Floor / Broadhurst Lighting & Fire Alarm
- o 634(S) L2-4-62-201 Rev T4: Second Floor / Broadhurst Small Power, Data & Security (Received 05/06/2025)
- o 634(S) L2-E-63-301 Rev T3: Second Floor / Broadhurst Lighting & Fire Alarm (Received 05/06/2025)
- o 634(S) L2-P-52-201 Rev T2: Second Floor / Broadhurst Above Ground Drainage (Received 05/06/2025)
- o 634(S) L2-P-53-301 Rev T2: Second Floor / Broadhurst Domestic Water Services (Received 05/06/2025)

All stamped as received by the City Council as Local Planning Authority on 17/01/2025, unless specified otherwise.

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.

3) Prior to the commencement of any works in relation to the window types listed below, exact details of their material finish (Including material samples where relevant), method of mechanical fixing and any necessary supports, and installation methodology, shall be submitted to and approved in writing by the City Council as Local Planning Authority. In instances where any one window within a specified window type has unique constraints/limitations which may make the installation of the approved secondary glazing measures difficult and/or infeasible, for example shallow windowsill depth, existing bulkheads and vents to be removed, bespoke plans and glazing reinstatement samples for that window shall be required to be submitted.

- a) AXI - 551 - 4 - Rev 01: Proposed Second Floor Window Type 1 Glazing Details
- b) AXI - 552 - 4: Proposed Second Floor Window Type 2 Glazing Details
- c) AXI - 553 - 4 - Rev 01: Proposed Second Floor Window Type 3 Glazing Details
- d) AXI - 554 - 4 - Rev 01: Proposed Second Floor Window Type 4 Glazing Details
- e) AXI - 555 - 4 - Rev 01: Proposed Second Floor Window Type 5 Glazing Details
- f) AXI - 556 - 4: Proposed Second Floor Window Type 6 Glazing Details
- g) AXI - 557 - 4 - Rev 01: Proposed Second Floor Window Type 7 Glazing Details
- h) AXI - 558 - 4: Proposed Second Floor Window Type 8 Glazing Details
- i) AXI - 559 - 4: Proposed Second Floor Window Type 9 Glazing Details
- j) AXI - 561 - 4: Proposed Second Floor Window Type 11 Glazing Details
- k) AXI - 562 - 4: Proposed Second Floor Window Type 12 Glazing Details

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.

4) Prior to the commencement of the installation of any bathrooms listed below, exact details as to how their respective bulkheads will be stepped away from the property's windows shall be submitted to and approved in writing by the City Council as Local Planning Authority.

- a) AXI - 506 - 4 - Rev 03: Churchgate House. Proposed Second Floor Suite 1 - Superloo Details - Sheet 1
- b) AXI - 507 - 4 - Rev 02: Churchgate House. Proposed Second Floor Suite 1 - Superloo Details - Sheet 2
- c) AXI - 508 - 4 - Rev 02: Churchgate House. Proposed Second Floor Suite 1 - DDA & Fire Escape Details

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.

5) Prior to the commencement of any works in relation to the property's ceilings hereby approved, the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) A method statement for all ceiling soft strip works.
- b) An investigative study that shall confirm the presence or lack thereof original/historic material and decoration.
- c) A repair statement for original ceiling features and other decorative works if applicable.
- d) Final details for the material finish of all ceilings that shall be based upon the works discharged through parts a, b and c of this condition.

The development shall then be completed 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.

6) Notwithstanding the plans listed within condition 2 of this permission, prior to the commencement of any works in relation to the second floor kitchenette and segment of original wall marked for demolition as shown on drawing nos. AXI - 505 - 3 - Rev 01 and AXI - 505 - 4 - Rev 04, the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Final design details and layout of the second-floor kitchenette.
- b) Final design details for the openings to be made in Churchgate House's original rear wall, as shown on drawing no. AXI-505 Rev 01. This shall include the extent of the proposed demolition, its final material finish and confirmation on if a structural beam will be required to be inserted at first floor to accommodate the proposed scheme.

- c) Final design details of the first floor structural beam if applicable.
- d) A methodology for the carrying out of such works approved under parts a, b and c of this condition.

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) a) Prior to the commencement of the raised floor instatement works hereby approved, as shown on drawing no.AXI - 420 - 4 - Rev 03, final details on the design and methodology for the raising of the lift lintel 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.

b) In the event part a of this condition cannot be satisfied due to structural or technical reasons or that the harm that would be incurred to the significance of the listed building would be determined to be too great by the City Council as Local Planning Authority, final details over the insertion of ramp or step access from the lift, 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.

8) Prior to the commencement of any works in relation to the property's floors hereby approved, the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) A method statement for all soft strip works.
- b) An investigative study that shall confirm the presence or lack thereof original/historic flooring.
- c) A repair statement for original flooring and/or other features if applicable.
- d) Final details for the material finish of all floors that shall be based upon the works discharged through parts a, b and c of this condition.

The development shall then be completed 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.

9) Prior to the commencement of any works in relation to the installation of new internal partitions hereby approved, a method statement for such works, that shall confirm how original building fabric will be protected during the carrying out of the works and how shadow gaps will be achieved, 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.

10) Prior to the commencement of any works in relation to the finish of the property's walls and columns hereby approved, final details regarding their decorative/material finish and how this is compatible with historic material, including material samples where necessary, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be completed 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.

11) No zoom pods, nor mechanical ventilation equipment and associated external inlet and outlet points are permitted by this permission. A separate listed building consent will be required to be approved for the carrying out of any such works.

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

Flat 415, 51 Whitworth Street West, Manchester, M1 5EB
Flat 610, 51 Whitworth Street West, Manchester, M1 5ED
Flat 811, 51 Whitworth Street West, Manchester, M1 5ED
Flat 519, 51 Whitworth Street West, Manchester, M1 5EB
Flat 501, 51 Whitworth Street West, Manchester, M1 5EB
Flat 510, 51 Whitworth Street West, Manchester, M1 5EB
Flat 404, 51 Whitworth Street West, Manchester, M1 5EB
Flat 105, 51 Whitworth Street West, Manchester, M1 5EA
Flat 127, 51 Whitworth Street West, Manchester, M1 5EA
Flat 426, 51 Whitworth Street West, Manchester, M1 5EB
Flat 104, 51 Whitworth Street West, Manchester, M1 5EA
Flat 417, 51 Whitworth Street West, Manchester, M1 5EB
Flat 718, 51 Whitworth Street West, Manchester, M1 5ED
Flat 513, 51 Whitworth Street West, Manchester, M1 5EB
Flat 815, 51 Whitworth Street West, Manchester, M1 5ED
Flat 819, 51 Whitworth Street West, Manchester, M1 5ED
Flat 118, 51 Whitworth Street West, Manchester, M1 5EA
Flat 320, 51 Whitworth Street West, Manchester, M1 5EB
Flat 522, 51 Whitworth Street West, Manchester, M1 5EB
Flat 618, 51 Whitworth Street West, Manchester, M1 5ED
Flat 412, 51 Whitworth Street West, Manchester, M1 5EB
95 Oxford Street, Manchester, M1 6ET
Flat 305, 51 Whitworth Street West, Manchester, M1 5EB
Flat 617, 51 Whitworth Street West, Manchester, M1 5ED
Flat 511, 51 Whitworth Street West, Manchester, M1 5EB
Flat 814, 51 Whitworth Street West, Manchester, M1 5ED
Flat 620, 51 Whitworth Street West, Manchester, M1 5ED
Flat 825, 51 Whitworth Street West, Manchester, M1 5ED
Flat 626, 51 Whitworth Street West, Manchester, M1 5ED
Flat 707, 51 Whitworth Street West, Manchester, M1 5ED
Flat 601, 51 Whitworth Street West, Manchester, M1 5ED
Flat 223, 51 Whitworth Street West, Manchester, M1 5EA
Flat 225, 51 Whitworth Street West, Manchester, M1 5EA
Flat 521, 51 Whitworth Street West, Manchester, M1 5EB
Flat 227, 51 Whitworth Street West, Manchester, M1 5EA
Flat 112, 51 Whitworth Street West, Manchester, M1 5EA
Flat 232, 51 Whitworth Street West, Manchester, M1 5EA
Flat 414, 51 Whitworth Street West, Manchester, M1 5EB
Flat 606, 51 Whitworth Street West, Manchester, M1 5ED
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 2, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 619, 51 Whitworth Street West, Manchester, M1 5ED
Flat 318, 51 Whitworth Street West, Manchester, M1 5EB
Flat 3, 88A Great Bridgewater Street, Manchester, M1 5JW
Third Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Flat 6, 88A Great Bridgewater Street, Manchester, M1 5JW
44 Oxford Street, Manchester, M1 5EJ
PIZZAEXPRESS, Unit B, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
67 - 73 Oxford Street, Manchester, M1 6EQ

Flat 205, 51 Whitworth Street West, Manchester, M1 5EA
Flat 621, 51 Whitworth Street West, Manchester, M1 5ED
Flat 410, 51 Whitworth Street West, Manchester, M1 5EB
Flat 106, 51 Whitworth Street West, Manchester, M1 5EA
Flat 614, 51 Whitworth Street West, Manchester, M1 5ED
Flat 715, 51 Whitworth Street West, Manchester, M1 5ED
Flat 624, 51 Whitworth Street West, Manchester, M1 5ED
Flat 120, 51 Whitworth Street West, Manchester, M1 5EA
60 Oxford Street, Manchester, M1 5EE
Flat 602, 51 Whitworth Street West, Manchester, M1 5ED
Flat 302, 51 Whitworth Street West, Manchester, M1 5EB
Flat 705, 51 Whitworth Street West, Manchester, M1 5ED
Flat 824, 51 Whitworth Street West, Manchester, M1 5ED
Flat 833, 51 Whitworth Street West, Manchester, M1 5ED
Flat 517, 51 Whitworth Street West, Manchester, M1 5EB
Flat 720, 51 Whitworth Street West, Manchester, M1 5ED
Flat 808, 51 Whitworth Street West, Manchester, M1 5ED
Flat 126, 51 Whitworth Street West, Manchester, M1 5EA
Flat 821, 51 Whitworth Street West, Manchester, M1 5ED
Flat 406, 51 Whitworth Street West, Manchester, M1 5EB
Flat 306, 51 Whitworth Street West, Manchester, M1 5EB
Flat 315, 51 Whitworth Street West, Manchester, M1 5EB
Flat 216, 51 Whitworth Street West, Manchester, M1 5EA
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 117, 51 Whitworth Street West, Manchester, M1 5EA
Flat 114, 51 Whitworth Street West, Manchester, M1 5EA
Flat 10, 88A Great Bridgewater Street, Manchester, M1 5JW
Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Canada House, 3 Chepstow Street, Manchester, M1 5FW
46 Oxford Street, Manchester, M1 5EJ
83 Oxford Street, Manchester, M1 6EG
Flat 131, 51 Whitworth Street West, Manchester, M1 5EA
Flat 423, 51 Whitworth Street West, Manchester, M1 5EB
Flat 208, 51 Whitworth Street West, Manchester, M1 5EA
Flat 313, 51 Whitworth Street West, Manchester, M1 5EB
Flat 121, 51 Whitworth Street West, Manchester, M1 5EA
Flat 403, 51 Whitworth Street West, Manchester, M1 5EB
Flat 230, 51 Whitworth Street West, Manchester, M1 5EA
Flat 103, 51 Whitworth Street West, Manchester, M1 5EA
Flat 219, 51 Whitworth Street West, Manchester, M1 5EA
Flat 801, 51 Whitworth Street West, Manchester, M1 5ED
Flat 211, 51 Whitworth Street West, Manchester, M1 5EA
Flat 804, 51 Whitworth Street West, Manchester, M1 5ED
Flat 325, 51 Whitworth Street West, Manchester, M1 5EB
Flat 203, 51 Whitworth Street West, Manchester, M1 5EA
Flat 506, 51 Whitworth Street West, Manchester, M1 5EB
Flat 125, 51 Whitworth Street West, Manchester, M1 5EA
Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Flat 8, 88A Great Bridgewater Street, Manchester, M1 5JW
Third Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5RR
Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Suite 9, 67 - 73 Oxford Street, Manchester, M1 6EQ
Flat 802, 51 Whitworth Street West, Manchester, M1 5ED
Flat 222, 51 Whitworth Street West, Manchester, M1 5EA

Flat 608, 51 Whitworth Street West, Manchester, M1 5ED
Flat 523, 51 Whitworth Street West, Manchester, M1 5EB
Flat 717, 51 Whitworth Street West, Manchester, M1 5ED
Flat 812, 51 Whitworth Street West, Manchester, M1 5ED
Flat 615, 51 Whitworth Street West, Manchester, M1 5ED
Flat 419, 51 Whitworth Street West, Manchester, M1 5EB
Flat 109, 51 Whitworth Street West, Manchester, M1 5EA
Flat 115, 51 Whitworth Street West, Manchester, M1 5EA
Flat 710, 51 Whitworth Street West, Manchester, M1 5ED
Flat 311, 51 Whitworth Street West, Manchester, M1 5EB
Flat 607, 51 Whitworth Street West, Manchester, M1 5ED
Flat 224, 51 Whitworth Street West, Manchester, M1 5EA
Flat 611, 51 Whitworth Street West, Manchester, M1 5ED
Flat 806, 51 Whitworth Street West, Manchester, M1 5ED
Flat 829, 51 Whitworth Street West, Manchester, M1 5ED
Flat 212, 51 Whitworth Street West, Manchester, M1 5EA
Flat 202, 51 Whitworth Street West, Manchester, M1 5EA
Flat 401, 51 Whitworth Street West, Manchester, M1 5EB
Flat 609, 51 Whitworth Street West, Manchester, M1 5ED
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 7, 88A Great Bridgewater Street, Manchester, M1 5JW
Ground Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
87 Oxford Street, Manchester, M1 6EG
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Cafe Nero, Unit C, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Basement, 67 - 73 Oxford Street, Manchester, M1 6EQ
Flat 721, 51 Whitworth Street West, Manchester, M1 5ED
Flat 408, 51 Whitworth Street West, Manchester, M1 5EB
Flat 831, 51 Whitworth Street West, Manchester, M1 5ED
Flat 301, 51 Whitworth Street West, Manchester, M1 5EB
Flat 625, 51 Whitworth Street West, Manchester, M1 5ED
Flat 623, 51 Whitworth Street West, Manchester, M1 5ED
Flat 321, 51 Whitworth Street West, Manchester, M1 5EB
Flat 622, 51 Whitworth Street West, Manchester, M1 5ED
Flat 809, 51 Whitworth Street West, Manchester, M1 5ED
Flat 509, 51 Whitworth Street West, Manchester, M1 5EB
Flat 416, 51 Whitworth Street West, Manchester, M1 5EB
91 - 93 Oxford Street, Manchester, M1 6ET
Flat 124, 51 Whitworth Street West, Manchester, M1 5EA
Flat 409, 51 Whitworth Street West, Manchester, M1 5EB
Flat 709, 51 Whitworth Street West, Manchester, M1 5ED
Flat 603, 51 Whitworth Street West, Manchester, M1 5ED
Flat 723, 51 Whitworth Street West, Manchester, M1 5ED
Flat 422, 51 Whitworth Street West, Manchester, M1 5EB
Flat 119, 51 Whitworth Street West, Manchester, M1 5EA
Flat 508, 51 Whitworth Street West, Manchester, M1 5EB
Flat 702, 51 Whitworth Street West, Manchester, M1 5ED
Flat 129, 51 Whitworth Street West, Manchester, M1 5EA
Flat 123, 51 Whitworth Street West, Manchester, M1 5EA
Flat 526, 51 Whitworth Street West, Manchester, M1 5EB
Flat 226, 51 Whitworth Street West, Manchester, M1 5EA
Flat 221, 51 Whitworth Street West, Manchester, M1 5EA
Flat 803, 51 Whitworth Street West, Manchester, M1 5ED
Flat 110, 51 Whitworth Street West, Manchester, M1 5EA

Flat 317, 51 Whitworth Street West, Manchester, M1 5EB
Flat 823, 51 Whitworth Street West, Manchester, M1 5ED
Flat 704, 51 Whitworth Street West, Manchester, M1 5ED
Flat 805, 51 Whitworth Street West, Manchester, M1 5ED
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 503, 51 Whitworth Street West, Manchester, M1 5EB
Puma United Kingdom Ltd, Sixth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Henry Kaye Family Settlement, Fourth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Flat 2, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 5, 88A Great Bridgewater Street, Manchester, M1 5JW
Temple Of Convenience, Great Bridgewater Street, Manchester, M1 5JW
BANNATYNES HEALTH CLUB, Basement Health Club G.3, Canada House, 3 Chepstow Street, Manchester, M1 5FW
75 Oxford Street, Manchester, M1 6EQ
Basement, St James Building, 61 - 65 Oxford Street, Manchester, M1 6EQ
Flat 505, 51 Whitworth Street West, Manchester, M1 5EB
Flat 322, 51 Whitworth Street West, Manchester, M1 5EB
Flat 304, 51 Whitworth Street West, Manchester, M1 5EB
Flat 719, 51 Whitworth Street West, Manchester, M1 5ED
Flat 828, 51 Whitworth Street West, Manchester, M1 5ED
Flat 206, 51 Whitworth Street West, Manchester, M1 5EA
Flat 312, 51 Whitworth Street West, Manchester, M1 5EB
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
J Sainsbury Plc, 51 Whitworth Street West, Manchester, M1 5EA
Flat 207, 51 Whitworth Street West, Manchester, M1 5EA
Flat 310, 51 Whitworth Street West, Manchester, M1 5EB
Flat 424, 51 Whitworth Street West, Manchester, M1 5EB
Flat 525, 51 Whitworth Street West, Manchester, M1 5EB
Flat 204, 51 Whitworth Street West, Manchester, M1 5EA
Flat 405, 51 Whitworth Street West, Manchester, M1 5EB
Flat 319, 51 Whitworth Street West, Manchester, M1 5EB
Flat 703, 51 Whitworth Street West, Manchester, M1 5ED
Flat 807, 51 Whitworth Street West, Manchester, M1 5ED
Flat 524, 51 Whitworth Street West, Manchester, M1 5EB
Flat 113, 51 Whitworth Street West, Manchester, M1 5EA
Flat 604, 51 Whitworth Street West, Manchester, M1 5ED
Flat 515, 51 Whitworth Street West, Manchester, M1 5EB
Serviced Apartment 217, 51 Whitworth Street West, Manchester, M1 5EA
Flat 324, 51 Whitworth Street West, Manchester, M1 5EB
Flat 518, 51 Whitworth Street West, Manchester, M1 5EB
Flat 418, 51 Whitworth Street West, Manchester, M1 5EB
Flat 708, 51 Whitworth Street West, Manchester, M1 5ED
Flat 111, 51 Whitworth Street West, Manchester, M1 5EA
Flat 128, 51 Whitworth Street West, Manchester, M1 5EA
Flat 314, 51 Whitworth Street West, Manchester, M1 5EB
Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 218, 51 Whitworth Street West, Manchester, M1 5EA
Flat 716, 51 Whitworth Street West, Manchester, M1 5ED
Flat 4, 88A Great Bridgewater Street, Manchester, M1 5JW

Fifth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW

810 , 51 Whitworth Street West, Manchester, M1 5ED

Flat 613, 51 Whitworth Street West, Manchester, M1 5ED

Flat 220, 51 Whitworth Street West, Manchester, M1 5EA

Flat 516, 51 Whitworth Street West, Manchester, M1 5EB

Flat 102, 51 Whitworth Street West, Manchester, M1 5EA

Flat 504, 51 Whitworth Street West, Manchester, M1 5EB

Flat 229, 51 Whitworth Street West, Manchester, M1 5EA

Flat 420, 51 Whitworth Street West, Manchester, M1 5EB

Flat 725, 51 Whitworth Street West, Manchester, M1 5ED

Flat 316, 51 Whitworth Street West, Manchester, M1 5EB

Flat 201, 51 Whitworth Street West, Manchester, M1 5EA

Flat 713, 51 Whitworth Street West, Manchester, M1 5ED

Flat 323, 51 Whitworth Street West, Manchester, M1 5EB

Flat 724, 51 Whitworth Street West, Manchester, M1 5ED

Flat 512, 51 Whitworth Street West, Manchester, M1 5EB

Flat 711, 51 Whitworth Street West, Manchester, M1 5ED

Flat 209, 51 Whitworth Street West, Manchester, M1 5EA

Flat 402, 51 Whitworth Street West, Manchester, M1 5EB

Flat 213, 51 Whitworth Street West, Manchester, M1 5EA

Flat 307, 51 Whitworth Street West, Manchester, M1 5EB

Flat 701, 51 Whitworth Street West, Manchester, M1 5ED

Flat 116, 51 Whitworth Street West, Manchester, M1 5EA

Flat 228, 51 Whitworth Street West, Manchester, M1 5EA

Flat 326, 51 Whitworth Street West, Manchester, M1 5EB

Flat 706, 51 Whitworth Street West, Manchester, M1 5ED

Flat 425, 51 Whitworth Street West, Manchester, M1 5EB

Flat 714, 51 Whitworth Street West, Manchester, M1 5ED

Flat 231, 51 Whitworth Street West, Manchester, M1 5EA

Flat 214, 51 Whitworth Street West, Manchester, M1 5EA

Flat 122, 51 Whitworth Street West, Manchester, M1 5EA

First Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU

Flat 832, 51 Whitworth Street West, Manchester, M1 5ED

Flat 826, 51 Whitworth Street West, Manchester, M1 5ED

Flat 9, 88A Great Bridgewater Street, Manchester, M1 5JW

88A Great Bridgewater Street, Manchester, M1 5JW

Second Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW

Flat 1, 88A Great Bridgewater Street, Manchester, M1 5JW

First Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW

48 Oxford Street, Manchester, M1 5EJ

St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG

Flat 130, 51 Whitworth Street West, Manchester, M1 5EA

Flat 605, 51 Whitworth Street West, Manchester, M1 5ED

Flat 132, 51 Whitworth Street West, Manchester, M1 5EA

Flat 502, 51 Whitworth Street West, Manchester, M1 5EB

Flat 210, 51 Whitworth Street West, Manchester, M1 5EA

Flat 308, 51 Whitworth Street West, Manchester, M1 5EB

Flat 817, 51 Whitworth Street West, Manchester, M1 5ED

Flat 816, 51 Whitworth Street West, Manchester, M1 5ED

Flat 726, 51 Whitworth Street West, Manchester, M1 5ED

Flat 303, 51 Whitworth Street West, Manchester, M1 5EB

Flat 411, 51 Whitworth Street West, Manchester, M1 5EB

Flat 818, 51 Whitworth Street West, Manchester, M1 5ED

Flat 822, 51 Whitworth Street West, Manchester, M1 5ED

Flat 827, 51 Whitworth Street West, Manchester, M1 5ED
Flat 507, 51 Whitworth Street West, Manchester, M1 5EB
Flat 107, 51 Whitworth Street West, Manchester, M1 5EA
Flat 712, 51 Whitworth Street West, Manchester, M1 5ED
Flat 413, 51 Whitworth Street West, Manchester, M1 5EB
Flat 616, 51 Whitworth Street West, Manchester, M1 5ED
Flat 108, 51 Whitworth Street West, Manchester, M1 5EA
Flat 215, 51 Whitworth Street West, Manchester, M1 5EA
Flat 101, 51 Whitworth Street West, Manchester, M1 5EA
Flat 520, 51 Whitworth Street West, Manchester, M1 5EB
Flat 309, 51 Whitworth Street West, Manchester, M1 5EB
Flat 612, 51 Whitworth Street West, Manchester, M1 5ED
Flat 722, 51 Whitworth Street West, Manchester, M1 5ED
Flat 407, 51 Whitworth Street West, Manchester, M1 5EB
Flat 514, 51 Whitworth Street West, Manchester, M1 5EB
Basement, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 421, 51 Whitworth Street West, Manchester, M1 5EB
Ritz Dance Hall, Whitworth Street West, Manchester, M1 5NQ
Cafe Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
First Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor And First Floor, 1 Chepstow Street, Manchester, M1 5FW
Sixth Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
50 Oxford Street, Manchester, M1 5EJ
85 Oxford Street, Manchester, M1 6ET
61 - 65 Oxford Street, Manchester, M1 6EQ
TESCO Express, Unit A, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ

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