

Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Email Ruth.owen@cushwake.com
Direct +44 (0)161 235 7627
Mobile +44 (0)75 00572 858

2nd June 2025

Dear Emily,

**Application Under Section 73 to Vary the Wording of Conditions 2 and 3 to Listed Building Consent
No. 135950/LO/2023**

Cushman & Wakefield (C&W) is instructed on behalf of DTZ Investors (the applicant) to apply to Manchester City Council for the Variation of Conditions 2 and 3 attached to Listed Building Consent Ref. 135950/LO/2023 at 12-20 St Anns Square, Manchester.

Background and Proposal

Permission was granted on the 10th of June 2024 for *'internal and external works comprising reinstatement of plaster and tiles on stairwell walls, reinstatement of metal framed high level windows, works to the roof and retention of 1no. roof access hatch.'*

Since permission was granted, it has been identified that the consented Metro Brick Flat Gloss Ash Grey tiles proposed to the bottom of the walls to the staircase did not aesthetically assimilate with the wall colour to tie in with tones of the existing brick. As such, the applicant would like to replace the tiles with the same tile but in a Metro Sage colour.

Pre-application discussions have taken place with the Council, and the Council agreed on 18th March 2025 that the proposed Metro Brick Flat Gloss Metro Sage tiles would assimilate more with the building. They advised that this need to be formalised through a Variation of Condition Application, to vary the wording of Conditions 2 and 3 attached to permission no. 135950/LO/2023.

Proposed Amendment

The plans submitted with the application show the proposed amendments and are intended to replace the approved plans as shown in the table.

Approved Plans	Proposed Amended Plans
Fire Escape Stairwell Proposed Elevations A & B. Ref.10. Received 13 th May 2024	Fire Escape Stairwell Proposed Elevations A & B. Ref.10A. Received 24 th April 2025
Fire Escape Stairwell Proposed Elevations C & D.	Fire Escape Stairwell Proposed Elevations C & D.

Ref.11. Received 13 th May 2024	Ref.11A. Received 24 th April 2025
Proposed Tiling Detail - Fire Escape Stairwell. Ref.12. Received 13 th May 2024	Proposed Tiling Detail - Fire Escape Stairwell. Ref.12A. Received 24 th April 2025

Revised Wording Condition

We therefore request the following amendments are made to condition number 2 (text to be deleted is struck through and additions are underlined):

Condition 2:

The development hereby approved shall have been carried out in accordance with the following drawings and documents:

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

The drawings referenced:

D-1A

07

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

10A

11A

12A

Received by the City Council as local planning authority on 24th April 2025.

02 Rev A

Received by the City Council as local planning authority on 19 May 2024

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

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

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

Condition 3:

3) a) The works to repair previous damage to the stairwell walls shown on drawings referenced 07 received by the City Council as local planning authority on 13 May 2024 and 10A received by the City Council as local planning authority on 24th April 2025 shall be fully completed in accordance with the scope of works for the reinstatement of the walls to the fire exit staircase received by the City Council as local planning authority on 13 May 2024 within 4 months of the date of this decision.

Heritage Assessment

The repair works to the walls of the fire exit staircase will be entirely internal and the works are proposed in order to repair the plasterwork which was previously removed due to health and safety concerns.

The interior of the buildings has not been inspected as part of the listing of the properties and there are no internal features which are of a historic or architectural significance.

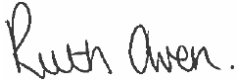
Overall, it is considered that the proposed change to the tiles will not adversely affect the character of the listed buildings, the Conservation Area nor affect the setting of the nearby listed buildings and would aesthetically assimilate better with the character of the building. Therefore, it is considered that the proposed works will fall well below the NPPF's threshold of "less than substantial harm".

As such, the replacement tiles are therefore not considered to have a detrimental impact on the character of the Conservation Area nor the Listed Buildings in line with Policies CC9, EN1 and EN3 of the Core Strategy, Policies DC18 and DC19 of the Manchester Unitary Development Plan

Conclusion

I look forward to receiving confirmation of this application's validation, however if there are any queries or you require any further information to assist in your assessment of the application, please do not hesitate to contact me.

Yours sincerely



Ruth Owen MRTPI
Planning Consultant
Cushman & Wakefield - Planning