

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

XLB Property
C/o Agent

Agent (if used)

Mr Matthew Sobic
Savills (UK) Limited
Belvedere
12 Booth Street
Manchester
M2 4AW

Part 1 – Particulars of the application/development

Proposal: Listed building consent for refurbishment of existing office space.

Location: Churchgate House, 56 Oxford Street, Manchester, M1 6EU

Date of application: 2 July 2024

Application number: 140376/LO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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) attached to this decision

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.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 6 June 2025

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.