Planning

Growth & Development

Delegated officer report for planning application

Application no.	142537/FO/2025
Date registered valid:	26 March 2025
Proposal:	External alterations to make good facade following removal of various fixtures and fittings.
Address:	Basement To First Floor, 58 - 60 Portland Street, Manchester, M1 4QT
Ward(s):	Deansgate Ward
Applicant:	Gerard McAteer NatWest
Agent (if any):	Mr Colin McCaffrey, Tate Stevenson Architects Ltd
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**16 May 2025**

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 April 2025

Standard consultations:
Printed: 16 April 2025 Expired: 10 May 2025

Neighbour notifications
Printed: 4 April 2025 Expired: 27 April 2025

Site notice
Posted: 11 April 2025 Expired: 4 May 2025

Press advert
Published: 8 April 2025 Expired: 29 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

The site in question was occupied by Natwest and is located at 58 - 60 Portland Street, Manchester, M1 4QT, on the corner of Portland Street and Nicholas Street.

The building features a stone facade at ground level, with a brick facade on the upper two floors. The building curves at the corner of Portland Street and Nicholas Street.

The building is not listed but is located opposite the Grade II listed 70 & 72 Portland Street, 20 Nicolas Street, and so all external works must be considered within the setting of this listed building.

The site is located within George Street conservation area.

Description of Development

The proposal seeks external alterations to make good facade following removal of various fixtures and fittings.

The proposal does not seek to alter the current use of the building in any form. The proposed works are designed to remove the banking aspects of the building meaning that alternative uses can be proposed by future owners

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received due to this publicity.

Highway Services - Recommend some informatives be added regarding Highway licensing issues.

Environmental Health - Have no objections to the proposal.

Design for Security at Greater Manchester Police – Were consulted but provided no consultation response.

Policy

The following policy and guidance are considered relevant to the consideration of this application:

The Adopted Core Strategy for the City of Manchester (2012)

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to improve access to jobs, services and open space, and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of polices were saved on 11 July 2012 and remain extant.

DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

DC19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an advise effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Places for Everyone (2024)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

The following policies are considered relevant to this application:

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in

Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

JP-P2 (Heritage) states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Planning Policy Framework (NPPF) (2024)

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2024), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following sections are of relevance to this application:

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.

It specifically states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" **(paragraph 139).**

At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", **(paragraph 11).**

This is further explored in paragraph 8, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective
b) a social objective and
c) an environmental objective.

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

Paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 advises that in determining applications, local planning authorities should take account of:

1. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
2. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
3. the desirability of new development making a positive contribution to local character and distinctiveness.

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient

- Lifespan - made to last

Other Legislation

Sections 16, 66, and 72 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

Principle of the Development

The works are intended to remove various external alterations, fixtures and fittings that have been added to the building over the years in its capacity as a bank. The removal of these will make the unit more appealing to uses beyond the previous use as a bank. The principle of this development is considered to be acceptable on these grounds.

Visual Amenity

The ATMs will be removed entirely. The existing machines will be disconnected, their face plates removed, and slid backwards through the banking hall, out via the existing door into the branch/vestibule and then off site.

The existing apertures will then be infilled with brickwork to match existing ensuring that coursing and pointing aligns with the adjoining panels.

External signage will be removed and any fixing holes left in the substrate will be filled with appropriate fillers in colours to match existing.

In addition to this, the Local Planning Authority has requested that works to remove purple vinyl on glass, poor repairs to holes left by previous fittings, CCTV cameras, lights, and marks left by posters be included in the proposed works. The proposal was revised accordingly, and these elements are included in the approved works.



PROPOSED SOUTH WEST ELEVATION
1:100



The removal of redundant fixtures and fitting is welcomed, provided the reinstatement works are carried out in matching materials and to a very high quality.

A condition has been attached to ensure that samples of the stone to be used, as well as the pointing and stone repairs, are considered by and approved by the Local Planning Authority prior to the commencement of the works to ensure a good match and compatibility with the existing building.

A condition has also been attached to ensure that detailed specifications are submitted prior to the commencement of works in order to ensure a good match and compatibility with the existing building.

Overall, the proposed works will be an improvement on the visual amenity of the building, which in turn will improve the visual amenity of the surrounding street scene in the conservation, considered within the setting of a listed building.

Highways Safety and Public Safety

There are no highways safety or public safety concerns with the proposal.

Access

The proposal does not alter the buildings current access arrangement in any way.

Conclusion

Given the above, the proposal is considered to be consistent with the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), the saved policies contained within the Unitary Development Plan for Manchester, in particular DC18 and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment).

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 polices 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 based on seeking solutions to problems arising in relation to dealing with the application. In this case, this has involved requesting that further fixings and poor repairs are addressed as a part of the works.

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 26 March 2025:

- Location plan
- Heritage Impact Statement
- Design & Planning Statement

And in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 12 May 2025:

- Proposed Plans and Elevations 1206-18_20 D-03A
- Photographic Record of Items to Be Removed

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 any external works being carried out, samples and detailed specifications of the stone, pointing works, and the stone repairs, shall be submitted to and be approved by the City Council as the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason - In the interests of visual amenity in accordance with saved policy DC18.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Informatives

1) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk

3) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Highway Services
Environmental Health
Greater Manchester Police

First Floor, 52 Portland Street, Manchester, M1 4QU
Fourth Floor, 52 Portland Street, Manchester, M1 4QU
First Floor, 53 Portland Street, Manchester, M1 3LD
Ground Floor, 53 Portland Street, Manchester, M1 3LD
Nineteenth Floor, 53 Portland Street, Manchester, M1 3LD
Twenty First Floor, 53 Portland Street, Manchester, M1 3LD
Flat 32, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 1, 70 - 72 Portland Street, Manchester, M1 4GU
Flat 4, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 30, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 20, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 8, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Second Floor, 52 Portland Street, Manchester, M1 4QU
Flat 1, 54 Portland Street, Manchester, M1 4QU
58 - 60 Portland Street, Manchester, M1 4QU
First Floor And Second Floor, 60 Portland Street, Manchester, M1 4QU
Fourteenth Floor, 53 Portland Street, Manchester, M1 3LD
Twelfth Floor, 53 Portland Street, Manchester, M1 3LD
Flat 31, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 15, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 10, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 6, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 5, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 23, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 14, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Twentieth Floor, 53 Portland Street, Manchester, M1 3LD
Second Floor, 53 Portland Street, Manchester, M1 3LD
Sixteenth Floor, 53 Portland Street, Manchester, M1 3LD
Flat 25, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 28, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 6, 70 - 72 Portland Street, Manchester, M1 4GU
Flat 13, Faulkner Court, Faulkner Street, Manchester, M1 4EE
57 Portland Street, Manchester, M1 3HP
Seventh Floor, 53 Portland Street, Manchester, M1 3LD
Tenth Floor, 53 Portland Street, Manchester, M1 3LD
Eighth Floor, 53 Portland Street, Manchester, M1 2BP
Flat 26, Faulkner Court, Faulkner Street, Manchester, M1 4EE
23 Nicholas Street, Manchester, M1 4EN
Flat 29, Faulkner Court, Faulkner Street, Manchester, M1 4EE
52 Portland Street, Manchester, M1 4QU
60 Portland Street, Manchester, M1 4QU
Thirteenth Floor, 53 Portland Street, Manchester, M1 3LD
Ninth Floor, 53 Portland Street, Manchester, M1 3LD
Fifteenth Floor, 53 Portland Street, Manchester, M1 3LD
Flat 17, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 7, Faulkner Court, Faulkner Street, Manchester, M1 4EE
20 Nicholas Street, Manchester, M1 4GU

70 - 72 Portland Street, Manchester, M1 4GU
72 Portland Street, Manchester, M1 4GU
Flat 11, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 18, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 1, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Basement, 52 Portland Street, Manchester, M1 4QU
Sixth Floor, 53 Portland Street, Manchester, M1 3LD
Eleventh Floor, 53 Portland Street, Manchester, M1 3LD
Seventeenth Floor, 53 Portland Street, Manchester, M1 3LD
Flat 16, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 5, 70 - 72 Portland Street, Manchester, M1 4GU
70 Portland Street, Manchester, M1 4GU
Flat 7, 70 - 72 Portland Street, Manchester, M1 4GU
Flat 9, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 27, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 33, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 22, Faulkner Court, Faulkner Street, Manchester, M1 4EE
56 Portland Street, Manchester, M1 4QU
Fifth Floor, 53 Portland Street, Manchester, M1 3LD
Fourth Floor, 53 Portland Street, Manchester, M1 3LD
Eighteenth Floor, 53 Portland Street, Manchester, M1 3LD
Flat 2, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 3, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 19, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 2, 54 Portland Street, Manchester, M1 4QU
Flat 3, 54 Portland Street, Manchester, M1 4QU
Third Floor, 53 Portland Street, Manchester, M1 3LD
Flat 21, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 24, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 4, 70 - 72 Portland Street, Manchester, M1 4GU
Flat 2, 70 - 72 Portland Street, Manchester, M1 4GU
Flat 3, 70 - 72 Portland Street, Manchester, M1 4GU
Flat 12, Faulkner Court, Faulkner Street, Manchester, M1 4EE
54 Portland Street, Manchester, M1 4QU

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 - George Street Conservation Area 1985
Area Team Boundary - Name: CENTRAL