

Town and Country Planning Act 1990 (as amended) (Section 191)
Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)

Grant of Certificate of Lawful Use or Development

Applicant

London Metric
1 Curzon Street
London
W1J 5HD

Agent

Miss Sophie Moore
Savills (UK) Limited
33 Margaret Street
London
W1G 0JD

Date of Application

28 January 2025

Application No.

141894/LE/2025

First Schedule

Use of the first and second floors for Commercial, Business and Service operation within Use Class E

Second Schedule

Victoria Exchange (Former Martin House)
Hunts Bank
Manchester
M3 1AX

Manchester City Council hereby certify that on 28 January 2025 the use/operations described in the First Schedule in respect of the land specified in the Second Schedule and more particularly identified on the plan attached to this certificate edged in red, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) Based on the available evidence and relevant planning legislation, Manchester City Council has determined that the use of the first and second floors for Commercial, Business, and Service operations within Use Class E is lawful. This determination is made because the previous use as an Office (formerly B1) now falls within Use Class E and does not constitute a change of use. Consequently, it is excluded from the definition of development, and no planning permission is required.

Date: 26 March 2025

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

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Notes to applicant

1. This certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations specified in the First Schedule, taking place on the land described in the Second Schedule, was lawful on the specified date and would not have been liable to enforcement action under Section 172 of the Act on that date.
3. This certificate is issued solely to the extent of the use/operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

