

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 139943/FO/2024 and 139944/LO/2024

**Date registered valid:** 3 May 2024

**Proposal:** 139943/FO/2024 - Installation of a new shopfront and permission for the floorspace to operate between the hours of 9am-6pm Monday to Saturday, and 11am-5:30pm on Sundays.  
139944/LO/2024 - Listed Building Consent for the internal refurbishment, along with the installation of a new shopfront.

**Address:** Mansfield Chambers, 17 - 23 St Anns Square, Manchester, M2 7PW

**Ward(s):** Deansgate Ward

**Applicant:** Watches of Switzerland Company Ltd

**Agent (if any):** Miss Katie Parfett Savills (UK) Limited

**Case officer:** Emily Booth  
Tel: 0161 234 4193  
Email: [emily.booth@manchester.gov.uk](mailto:emily.booth@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 30 July 2024

## Application details

**Type of application:** Full Application Consent and Listed Building Consent

**Development type:** Minor Other

**Date of site visit:** 31 May 2024

### Standard consultations:

Printed: 31 May 2024      Expired: 21 June 2024

### Neighbour notifications

Printed: 14 May 2024      Expired: 5 June 2024

### Site notice

Posted: 21 May 2024      Expired: 12 June 2024

### Press advert

Published: 21 May 2024      Expired: 4 June 2024

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

**Listed building:** Grade II

**Conservation area:** St Anns Square Conservation Area 1970

**Tree Preservation Order:** Not applicable

## Description of area

The building is a Grade II Listed Building that dates from the late 19th century. It was constructed as a purpose-built commercial building with shops and storerooms at ground floor and offices above. Built in Italianate style, the St Ann's Square elevation is a prominent ornamented façade. Although a modern intervention, the shopfronts at ground floor are a sympathetic addition to the Grade II listed premises, reflective of the proportions, appearance and materials of the upper storeys, contributing to a cohesive and attractive appearance overall.

The building is located in the St Ann's Square Conservation Area, in the immediate setting of a number of Grade I, Grade II\* and Grade II listed buildings, including the Grade I listed St Ann's Church and the Grade II\* listed Former Bank with attached Manager's House at 25 St Ann's Street. The building makes an important and positive contribution to these assets in its current form and is a key contributor to the area's distinctive character, sense of place and history.

Internally the ground floor of the building has been significantly altered and has lost a lot of detailing. Features such as columns do however remain and sympathetic cornicing exists within some parts. Past alterations have damaged the space. The basement however is more intact.

The building is within the central shopping and business area of the City Centre and surrounding uses include shops, offices, residential accommodation, bars, restaurants and entertainment venues. St Ann's Square is a hard landscaped public square in Manchester City Centre that

accommodates a Grade II Listed statue named Cobden's Statue and the Grade II Boer War Memorial and other non-listed sculptures and is frequently used for events including the Christmas Markets. It is part of a major shopping area.

## **Description of development**

Planning Permission is sought for the following external alterations:

- Replacement of the existing non-original timber framed shopfront with a timber framed shopfront with metal core for security reasons.
- Replacement of 2no. non-original doors at the rear.

Listed Building Consent is sought for the fit out the ground and basement premises comprising the following works:

- Replacement of the existing non-original timber framed shopfront with a timber framed shopfront with metal core for security reasons.
- Replacement of 2no. non-original doors at the rear.
- Construction of an internal bulkhead behind the shopfront glazing to house an internal open lathe roller shutter.
- Lowering of the non-original ceilings to a level that it could have been.
- The installation of a ceiling raft within the basement to conceal a non-original beam and M&E equipment within the basement.
- The reinstatement of cornices throughout the ground floor.
- The replacement of suspended ceilings within the back of house area excluding the administration space where the intention is to expose original fabric.
- The replacement of plasterboard on the walls.
- The installation of partitions to create partly open brand areas including the concealment of one column on the ground floor and the installation of full height partitions to create back of house areas and toilets within the basement.
- The installation of wooden flooring and decoration of all walls, ceilings and features.
- The removal of non-original partitions, raft ceilings, suspended ceilings, cornices, doors and staircases.
- The replacement of the existing non-original passenger lift.
- New staircases to connect the ground floor and lower ground floor sales area.
- Installation of risers and false walls to disguise M&E routes.
- Installation of new structural support columns within the basement.
- The removal of a concrete ceiling within the basement.

## **Consultations & Notification Responses**

Historic England (North West) - Suggest that the City Council seek the views of their specialist conservation and archaeological advisers and may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>.

Highway Services - Made the following comments:

It is requested that information of event types and how will these be managed is provided.

No information has been provided regarding deliveries and refuse storage/collection. Can the applicant please provide further information on the deliveries and refuse storage area for the site?

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles.

Environmental Health - Recommended conditions to require the submission of a Construction Management Plan and the restriction of construction hours.

Publicity -

139943/FO/2024 - The application was advertised in the local press as affecting a listed building and a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

139944/LO/2024 - The application was advertised in the local press as an application for Listed Building Consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

## **Issues**

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) 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.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

CC10 (A Place for Everyone) states that development that promotes high standards of accessibility to buildings and across spaces in the City Centre.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs) advises on shop front works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent 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 setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

## Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-J 1 (Supporting Long-Term Economic Growth) States that a thriving, inclusive and productive economy will be sought in all our boroughs. There will be an emphasis on maintaining a very high level of economic diversity, facilitating the development of high value clusters in prime sectors, making the most of major assets of the sub-region, grasping the economic opportunities from the global transition to a low carbon economy, providing the high-quality, sustainable living environments that will help to attract and retain skilled workers, supporting local job growth, maximising the potential of the key growth locations whilst also securing investment that raises the competitiveness of our northern boroughs to deliver inclusive growth across the sub-region.

Policy JP-P 1 (Sustainable Places) aims 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.

Policy JP-P 2 (Heritage) aims 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 Policy

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 196 states that in determining planning applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 200 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 states that in determining applications, local planning authorities should take account of:

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

Paragraph 207 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II\* listed buildings should be wholly exceptional.

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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.

### **Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected**

Internally the ground floor of the building has been significantly altered and has lost a lot of detailing. Features such as columns do however remain and sympathetic cornicing exists within some parts. Past alterations including suspended ceilings, raft ceilings and replacement of ground floor ceiling and changes to the layout have damaged the space. The basement however is more intact although does have a large raft system that conceals some of the column heads.

The use of plaster boarding would only be implemented in areas are currently plaster boarded. This would allow the current areas of original fabric to remain exposed but would not reveal additional fabric.

The existing ceilings would be removed and a new ceiling would be installed at a lower level, but this level would be at approximately the same level as the original ceiling and would relate well to the features affected. A single raft ceilings would be installed within the basement and partitions walls within the ground floor would be used to carry the M&E to the back of house area. The back of house area within the basement would retain suspended ceilings to carry the M&E to the existing louvres. This would clear all of the raft ceilings from the ground floor of the unit greatly improve the improving the appreciation of the original appearance of the volume of the ground floor and its features. The raft within the basement would be smaller and much slimmer than the existing raft ceiling.

Agreement of some details will be required by condition, but these are further details of agreed works. The remainder of the works are considered to be acceptable. The replacement of the shopfront is similar to the existing non-original shopfront but is proposed to replaced due the security need for a timber shopfront with a steel core.

Works comprising the covering of original floorboards with wooden flooring, the installation of a bulkhead at the front of the premises, the retained suspended ceilings, and the amount of partitioning would cause less than substantial harm that is justified by the reuse of the whole of the ground and basement premises, the sensitive way that these works have been designed and would be implemented and the justification received for them in terms of the options considered. The works to install M&E equipment are a huge improvement on the existing and would reveal more original features.

Beneficial works are the works to the ceilings, the reveal of original fabric and the changes to the layout and that the occupier would use all parts of the premises which is a very large unit that is unlikely to be fully used by many retailers.

All other works are considered to have a neutral impact.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are that the premises would be fully re-occupied and the repairs proposed.

### **Residential Amenity and the amenity of surrounding occupiers**

The conditions recommended by the City Council's Environmental Health Service will not be applied to this application as the external works are restricted to the replacement of shopfronts and doors.

### **Highway Impacts -**

The City Council's Highway services requested the provision of secure cycle parking spaces, but the provision has not been requested as this is not an application for the change of use of the building.

The further information requested on refuse and site servicing and event management is also not relevant to this application as it does not include a change of use.

## Disabled Access -

Level access is currently available through the main entrance and would be retained.

Lift access also provides step free access between lower ground, upper ground and basement floors of the building.

Therefore, full access is proposed through the premises.

## 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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

### Condition(s) to be attached to decision referenced 139943/FO/2024 for approval OR Reasons for recommendation to refuse

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 site location referenced 1357.P.00.050 received by the City Council as local planning authority on 19 July 2024

The drawings referenced:

1357.P.04.200 Rev C  
1357.P.04.201 Rev C

received by the City Council as local planning authority on 25 July 2024

1357.P.02.100 Rev B  
1357.P.03.101 Rev A  
1357.P.03.200 Rev B  
1357.P.03.201 Rev A  
1357.P.04.102 Rev A

received by the City Council as local planning authority on 19 July 2024

The Heritage Statement prepared by Donald Insall Associates received by the City Council as local planning authority on 3 May 2024

The Design and Access Statement Rev B prepared by Johnson Pinney Associates received by the City Council as local planning authority on 19 July 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Notwithstanding the details submitted with the application, prior to the commencement of any above ground external works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all materials to be used on all external elevations, terrace and rooves of the development.

(b) jointing and fixing details between all component materials

(c) a strategy for quality control management.

(d) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

The approved materials shall be used in the construction of the development hereby approved.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

4) Prior to the removal of the rear doors, full and final details of the new doors shall be submitted to and agreed in writing by the City Council as local planning authority. The new doors shall be implemented fully and only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) All ground floor windows of the building shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) The use hereby approved shall not be open outside the following hours:

Monday to Saturday 09:00 to 18:00

Sundays (including Bank Holidays) 11:00 to 17:30

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

**Condition(s) to be attached to decision referenced 139944/LO/2024 for approval OR  
Reasons for recommendation to refuse**

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 site location referenced 1357.P.00.050 received by the City Council as local planning authority on 19 July 2024

The drawings referenced:

1357.P.02.299 Rev C

1357.P.04.200 Rev C

1357.P.04.201 Rev C

received by the City Council as local planning authority on 25 July 2024

1357.P.02.099 Rev B

1357.P.02.100 Rev B

1357.P.02.199 Rev B

1357.P.02.200 Rev B

1357.P.02.300 Rev B  
1357.P.02.400  
1357.P.03.100 Rev A  
1357.P.03.101 Rev A  
1357.P.03.200 Rev B  
1357.P.03.201 Rev A  
1357.P.04.100 Rev B  
1357.P.04.101 Rev A  
1357.P.04.102 Rev A  
1357.P.04.103 Rev A  
1357.P.04.104 Rev A  
1357.P.04.105

received by the City Council as local planning authority on 19 July 2024

1920/SK002-B  
1920/SK0004  
1920/SK0005  
1920/SK0006

received by the City Council as local planning authority on 26 June 2024

The Heritage Statement prepared by Donald Insall Associates received by the City Council as local planning authority on 3 May 2024

The Design and Access Statement Rev C prepared by Johnson Pinney Architects received by the City Council as local planning authority on 25 July 2024

The Architectural Method Statement Rev C prepared by Johnson Pinney Architects received by the City Council as local planning authority on 25 July 2024

The Method Statement prepared by Jaf Contracts received by the City Council as local planning authority on 17 June 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) a) Notwithstanding the details submitted with the application, prior to the commencement of any the following works, samples and specifications including detailed drawings, including a detailed and complete cross-section showing proposed profile and junction detail (scale 1:10-1:20) and proposed new RAL finish. of:

- i) The proposed shop fronts onto St Anns Square
- ii) The proposed fire exits fronting onto Half Moon Street
- iii) The proposed internal shutter.

shall be submitted for approval in writing by the City Council, as Local Planning Authority.

b) The following information shall also be for approval in writing by the City Council, as Local Planning Authority.

- (i) jointing and fixing details between all component materials
- (ii) a strategy for quality control management.

The approved materials shall be used in the construction of the development hereby approved and all approved materials shall be implemented prior to the completion of the development.

Reason - Because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) a) The walls within the basement as identified on the drawing referenced 1357.P.02.299 Rev C as an administration space shall remain fully exposed.

b) Full and final details of any alternative or other finishes shall be submitted to and approved in writing by the City Council as local planning authority before any works to the area within the area identified on the drawing referenced 1357.P.02.299 Rev C as an administration space commences.

The works shall be implemented fully and only as per the approved application prior to the completion of the works.

Reason - Because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Full details of all works, including finishes within the area above, below and including the area of the modern concrete ceiling within the basement of the property shall be submitted to and approved in writing by the City Council as local planning authority within 1 month of the removal of the concrete ceiling and prior to any other works to this area of the basement.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and if the current proposal is replaced by new technology and becomes redundant in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Prior to any redecoration of any columns and/or steelwork a paintwork analysis shall be carried out to inform the paint colours that would be used for these features. Full details of the final colour scheme for all columns and other steelwork within the premises shall then be submitted to the City Council as local planning authority along with the paintwork analysis for approval in writing prior to any redecoration of any columns and steelwork.

Columns and steelwork shall then only be painted in accordance with the approved final colour scheme.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and if the current proposal is replaced by new technology and becomes redundant in accordance with policies SP1, CC9,

EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Full and final MEP drawings, including details of any new penetrations, installations, and internal & external manifestation including indicative cross-sections shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any such equipment.

The MEP shall then be installed fully and only in accordance with the approved details.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and if the current proposal is replaced by new technology and becomes redundant in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

8) A method statement for and samples of works to historic fabric and features, including, but not limited to floorboards, corbels, steelwork (external and internal), columns, external brickwork and stonework shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any such equipment prior to the commencement of any works to historic or original fabric.

The works shall then be carried out fully and only in accordance with the approved details.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and if the current proposal is replaced by new technology and becomes redundant in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

9) A cleaning methodology and sample of the cleaning to the external stonework and brickwork shall be submitted to and approved in writing by the City Council as local planning authority prior to the come of an cleaning of original fabric.

The cleaning shall then be carried out fully and only in accordance with the approved details and shall be completed prior to the completion of the development hereby approved.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and if the current proposal is replaced by new technology and becomes redundant in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Full and final details of the structural works to reinstate floorplate following the removal of the staircases shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of the staircases.

The removal and reinstatement works shall then be carried out fully and only in accordance with the approved details.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and if the current proposal is replaced by new technology and becomes redundant in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

11) Full and final details of all proposed internal doors shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of the existing internal doors.

The removal and reinstatement works shall then be carried out fully and only in accordance with the approved details.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and if the current proposal is replaced by new technology and becomes redundant in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

12) The column referenced CG-10 and C10 on the drawing referenced 1357.P.02.100 Rev B shall be fully exposed and restored in accordance with the Architectural Method Statement Rev C prepared by Johnson Pinney Architects within 1 month of the applicant vacating the building.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and if the current proposal is replaced by new technology and becomes redundant in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

13) All ground floor windows of the building shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

14) Notwithstanding the information hereby approved, a strategy to resolve damp issues within the basement shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to areas of the basement that are affected by damp.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is

required to protect the character and appearance of this building and if the current proposal is replaced by new technology and becomes redundant in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

## **Appendix 1 – List of consultees & neighbours notified**

Historic England (North West)  
Highway Services  
Environmental Health

Flat 4, 6A St Ann's Square, Manchester, M2 7HD  
Flat 7, 12 St Ann's Square, Manchester, M2 7HW  
STEPHENS PREMIER LTD, 10 St Anns Arcade, St Ann's Square, Manchester, M2 7HW  
2 Old Bank Street, Manchester, M2 7PF  
Barbour, 6 St Ann's Square, Manchester, M2 7HD  
McDonald's, 18 St Ann's Square, Manchester, M2 7HQ  
14 St Ann's Square, Manchester, M2 7HQ  
Flat 2, 12 St Ann's Square, Manchester, M2 7HW  
Flat 9, 12 St Ann's Square, Manchester, M2 7HW  
Basement And Ground Floor, 2 Old Bank Street, Manchester, M2 7PF  
Third Floor, 10 Chapel Walks, Manchester, M2 1HL  
Flat 406, 25 Cross Street, Manchester, M2 1WL  
Flat 106, 25 Cross Street, Manchester, M2 1WL  
Corbieres, Half Moon Street, Manchester, M2 7PB  
Old Bank Chambers, 25 St Ann Street, Manchester, M2 7LG  
First Floor, 26 Cross Street, Manchester, M2 7AQ  
Fourth Floor, 26 Cross Street, Manchester, M2 7AQ  
Third Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ  
Flat 5, 12 St Ann's Square, Manchester, M2 7HW  
First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF  
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF  
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF  
Basement And Ground Floor, 14 St Ann's Square, Manchester, M2 7HQ  
Flat 15, 12 St Ann's Square, Manchester, M2 7HW  
First Floor, 15 St Ann's Square, Manchester, M2 7PW  
Ground Floor, 10 Chapel Walks, Manchester, M2 1HL  
Second Floor, 10 Chapel Walks, Manchester, M2 1HL  
Flat 104, 25 Cross Street, Manchester, M2 1WL  
Flat 202, 25 Cross Street, Manchester, M2 1WL  
Flat 304, 25 Cross Street, Manchester, M2 1WL  
Flat 305, 25 Cross Street, Manchester, M2 1WL  
Flat 206, 25 Cross Street, Manchester, M2 1WL  
Third Floor, 26 Cross Street, Manchester, M2 7AQ  
Eighth Floor, 26 Cross Street, Manchester, M2 7AQ  
Alliance House, 30 Cross Street, Manchester, M2 7AQ  
Tudor Boutique, 22 St Ann Street, Manchester, M2 7LF  
Flat 6, 6A St Ann's Square, Manchester, M2 7HD  
Flat 20, 12 St Ann's Square, Manchester, M2 7HW  
Flat 18, 12 St Ann's Square, Manchester, M2 7HW  
6 St Anns Arcade, St Ann's Square, Manchester, M2 7HN  
Third Floor City Centre Dental Practice, 20 St Ann's Square, Manchester, M2 7HG  
Third Floor, 20 St Ann's Square, Manchester, M2 7HG  
Fourth Floor, 2 Old Bank Street, Manchester, M2 7PF  
Showcase At Entrance To 20, St Ann's Square, Manchester, M2 7HG  
HOLLAND & BARRETT, 22 St Ann's Square, Manchester, M2 7JB  
BUPA Dental Care, First Floor, 14 St Ann's Square, Manchester, M2 7HQ  
7 - 9 Old Bank Street, Manchester, M2 7PE  
Sainsbury Supermarket, 22 Cross Street, Manchester, M2 7AQ

Flat 301, 25 Cross Street, Manchester, M2 1WL  
Second Floor Front, Alliance House, 30 Cross Street, Manchester, M2 7AQ  
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS  
28 Cross Street, Manchester, M2 7AQ  
St Anns Church, St Ann Street, Manchester, M2 7LF  
Flat 3, 6A St Ann's Square, Manchester, M2 7HD  
Abelsons, 8 St Anns Arcade, St Ann's Square, Manchester, M2 7HW  
12A St Ann's Square, Manchester, M2 7HW  
Second Floor, 20 St Ann's Square, Manchester, M2 7HG  
Flat 4, 12 St Ann's Square, Manchester, M2 7HW  
Flat 11, 12 St Ann's Square, Manchester, M2 7HW  
Seventh Floor, 10 Chapel Walks, Manchester, M2 1HL  
Flat 402, 25 Cross Street, Manchester, M2 1WL  
Flat 101, 25 Cross Street, Manchester, M2 1WL  
27 Cross Street, Manchester, M2 1WL  
Fifth Floor, 26 Cross Street, Manchester, M2 7AQ  
Flat 1, 6A St Ann's Square, Manchester, M2 7HD  
Flat 1, 12 St Ann's Square, Manchester, M2 7HW  
Flat 16, 12 St Ann's Square, Manchester, M2 7HW  
9 St Anns Arcade, St Ann's Square, Manchester, M2 7HW  
Third Floor Fletcher King, 20 St Ann's Square, Manchester, M2 7HG  
12B St Ann's Square, Manchester, M2 7HW  
Flat 17, 12 St Ann's Square, Manchester, M2 7HW  
9 Old Bank Street, Manchester, M2 7PE  
Basement And Ground Floor, 7 - 9 Old Bank Street, Manchester, M2 7PE  
First Floor, 10 Chapel Walks, Manchester, M2 1HL  
Flat 205, 25 Cross Street, Manchester, M2 1WL  
Flat 405, 25 Cross Street, Manchester, M2 1WL  
Flat 401, 25 Cross Street, Manchester, M2 1WL  
Seventh Floor, 26 Cross Street, Manchester, M2 7AQ  
Second Floor Rear, Alliance House, 30 Cross Street, Manchester, M2 7AQ  
Flat 9, 6A St Ann's Square, Manchester, M2 7HD  
Flat 5, 6A St Ann's Square, Manchester, M2 7HD  
Flat 8, 12 St Ann's Square, Manchester, M2 7HW  
7 St Anns Arcade, St Ann's Square, Manchester, M2 7HN  
BARCLAYS, 17 - 21 St Ann's Square, Manchester, M2 7PW  
15 St Ann's Square, Manchester, M2 7PW  
Flat 14, 12 St Ann's Square, Manchester, M2 7HW  
Sixth Floor, 10 Chapel Walks, Manchester, M2 1HL  
Fourth Floor, 10 Chapel Walks, Manchester, M2 1HL  
Fifth Floor, 10 Chapel Walks, Manchester, M2 1HL  
Eighth Floor, 10 Chapel Walks, Manchester, M2 1HL  
Flat 201, 25 Cross Street, Manchester, M2 1WL  
Flat 107, 25 Cross Street, Manchester, M2 1WL  
Flat 105, 25 Cross Street, Manchester, M2 1WL  
Advertising Right At The Junction Cross Street, St Ann Street, Manchester, M2 7LG  
Santander, Ground Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ  
Ground Floor And First Floor, 28 - 34 Cross Street, Manchester, M2 7AQ  
Basement, Alliance House, 30 Cross Street, Manchester, M2 7AQ  
Flat 7, 6A St Ann's Square, Manchester, M2 7HD  
Flat 6, 12 St Ann's Square, Manchester, M2 7HW  
Flat 12, 12 St Ann's Square, Manchester, M2 7HW  
Seventh Floor Flat, 10 St Ann's Square, Manchester, M2 7HW  
Flat 19, 12 St Ann's Square, Manchester, M2 7HW

Third Floor, 2 Old Bank Street, Manchester, M2 7PF  
15 - 17 Old Bank Street, Manchester, M2 7PE  
Flat 303, 25 Cross Street, Manchester, M2 1WL  
Flat 103, 25 Cross Street, Manchester, M2 1WL  
Flat 207, 25 Cross Street, Manchester, M2 1WL  
Flat 404, 25 Cross Street, Manchester, M2 1WL  
Flat 102, 25 Cross Street, Manchester, M2 1WL  
Flat 203, 25 Cross Street, Manchester, M2 1WL  
Flat 204, 25 Cross Street, Manchester, M2 1WL  
EE, 23 St Ann's Square, Manchester, M2 7PS  
Sixth Floor, 26 Cross Street, Manchester, M2 7AQ  
28 - 34 Cross Street, Manchester, M2 7AQ  
Fourth Floor, Alliance House, 30 Cross Street, Manchester, M2 7AA  
Fourth Floor Left, Alliance House, 30 Cross Street, Manchester, M2 7AQ  
Flat 2, 6A St Ann's Square, Manchester, M2 7HD  
Flat 8, 6A St Ann's Square, Manchester, M2 7HD  
Flat 10, 12 St Ann's Square, Manchester, M2 7HW  
Serviced Apartment 13, 12 St Ann's Square, Manchester, M2 7HW  
8 St Ann's Arcade, 10 St Ann's Square, Manchester, M2 7HW  
First Floor, 20 St Ann's Square, Manchester, M2 7HG  
Basement, 20 St Ann's Square, Manchester, M2 7HG  
Fifth Floor, 2 Old Bank Street, Manchester, M2 7PF  
24 - 26 St Ann's Square, Manchester, M2 7JB  
DAVID M ROBINSON, 28 St Ann's Square, Manchester, M2 7JB  
Ernest Jones, 16 St Ann's Square, Manchester, M2 7HQ  
Flat 3, 12 St Ann's Square, Manchester, M2 7HW  
Flat 21, 12 St Ann's Square, Manchester, M2 7HW  
Second Floor, 2 Old Bank Street, Manchester, M2 7PF  
18 Cross Street, Manchester, M2 7AE  
Flat 307, 25 Cross Street, Manchester, M2 1WL  
Flat 302, 25 Cross Street, Manchester, M2 1WL  
Flat 306, 25 Cross Street, Manchester, M2 1WL  
Flat 403, 25 Cross Street, Manchester, M2 1WL  
Second Floor, 26 Cross Street, Manchester, M2 7AQ

## **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  
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Conservation Area - St Anns Square Conservation Area 1970  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: CENTRAL