

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144561/LO/2025

Date registered valid: 19 February 2026

Proposal: Listed Building Consent for internal works to remove access to the footbridge connecting 25 St Anns Street with 17 St Anns Square.

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

Ward(s): Deansgate Ward

Applicant: Ms Claire Perrie Natwest Group PLC

Agent (if any): Katharine Morgan Cushman & Wakefield

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09/04/2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 26 February 2026 Expired: 19 March 2026

Neighbour notifications

Printed: 26 February 2026 Expired: 19 March 2026

Site notice

Posted: 13 March 2026 Expired: 4 April 2026

Press advert

Published: 3 March 2026 Expired: 24 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed Mansfield Chambers, 17-23 St Anns Square. Mansfield Chambers, a late Victorian four storey building, consists of a rough U shape which sees it face out onto St Anns Square, wrap round 25 St Ann Street's rear extension and then front out onto Half Moon Street. The property features a modern link bridge extension that provides direct access to 25 St Ann Street's rear extension from the eastern wing of Mansfield Chambers. Mansfield Chambers is in mixed use as light retail at ground floor, with offices above. The site is subject to a live planning permission and listed building consent for the removal of the aforementioned foot bridge, approved under permission numbers 142946/FO/2025 and 142839/LO/2025.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre's primary shopping area and St Anns Square Conservation Area. Development along Corporation Street and New Cathedral Street is primarily modern in character, dating from the late 1990s and early 2000s. Uses within this area are overwhelmingly comprised of commercial retail space, including café, restaurant, shop and drinking establishment uses. The character of built development closer to the application site within St Anns Square, St Ann Street and King Street, is historic in character being populated by a high number of Victorian and Edwardian buildings, generally in use as small scale retail and office uses. Properties of note within the street scene include the Grade I listed Church of St Ann and Grade II listed Royal Exchange to the south and north of the site.

Description of development

The application seeks listed building consent for internal works to remove access to the link bridge between the application site and 25 St Ann Street.

The existing opening to the link bridge would remain with a new false floor inserted within it to provide flat access and cover the existing stairs that provide access to 25 St Ann Street.

Planning History

A high number of applications are on record for the application site, the most relevant of which is shown below:

142946/FO/2025 - Removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, and associated facade reinstatement works – Application approved June 2025.

142839/LO/2025 - Listed building consent for removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, associated facade reinstatement works and internal works – Application approved June 2025.

025599 – LISTED BUILDING CONSENT Construction of bridge access link at 1st.floor level – Approved December 1985.

Consultations & Notification Responses

Publicity – A site notice and press notice were issued, neighbouring properties were notified of the proposals by letter. No representations were received.

Historic England – No objection.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Stat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

Draft National Planning Policy Framework (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon the Heritage Asset

17-23 St Anns Square is a four storey late Victorian building with ground floor shop and offices above. The site is notable for its layout, with the property being a rough U shape fronting out onto both St Ann Square and Half Moon Street, with its northern elevation abutting 15 St Ann Square. The property has been subject to various modern fitouts, with its eastern wing featuring dropped ceilings and an unsympathetic link bridge extension that provides access to 25 St Ann Street. A secondary access to 25 St Ann Street exists at first floor on the property's southern facing elevation.

It is understood that the application site is to be sold on. The live permissions on site would have originally seen the link bridge access removed entirely, with associated façade reinstatement works to take place after, this would then allow the demise of each listed building to be clear for future sale. To reach a quicker solution in clearly separating the demise of each listed building, it is now proposed to retain the bridge access but block through access, thereby effectively separating the two properties.

The proposed works are minor in nature, would only concern non-original fabric, and would be reversible, thus, it is considered they would have a neutral impact on the significance of the listed

building. Furthermore, there would be no works that would prevent the future removal of the aforementioned link bridge.

Heritage Assessment and Conclusion

In light of the above, the proposal has been found to be acceptable, having a neutral impact on the historical significance of the Grade II listed building. The proposal is therefore in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis permission is recommended for approval.

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

Officers have acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

Conditions 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 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 Location Plan GM418704
- o E7480-GA-MZ Rev D: Mezzanine Floor Plan Proposed Separation Works (Received 13/02/2026)
- o E7480-GA-EL Rev D: Elevations Existing and Proposed Separation Works (Received 19/02/2026)
- o Site Photographs (Prepared by NatWest Group; Received 13/02/2026)

- o Covering Letter (Prepared by Cushman & Wakefield; Dated 19/11/2025)
- o Planning, Design and Access Statement (Prepared by Cushman & Wakefield; Dated November 2025)
- o Planning and Heritage Statement (Prepared by Cushman & Wakefield; Dated February 2026; Received 13/02/2026)

Stamped as received by the City Council as Local Planning Authority on 19/11/2025 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 and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

28 - 34 Cross Street, Manchester, M2 7AQ
Advertising Right At The Junction Cross Street, St Ann Street, Manchester, M2 7LG
Seventh Floor, 26 Cross Street, Manchester, M2 7AQ
Sixth Floor, 26 Cross Street, Manchester, M2 7AQ
Second Floor, National House, 36 St Ann Street, Manchester, M2 7EL
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
Fourth Floor Left, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Front, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Rear, Alliance House, 30 Cross Street, Manchester, M2 7AQ
28 Cross Street, Manchester, M2 7AQ
Sixth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Third Floor, National House, 36 St Ann Street, Manchester, M2 7LE
First Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Ground Floor Basement And Mezzanine Floor, 34 St Ann Street, Manchester, M2 7LE
Fifth Floor, 26 Cross Street, Manchester, M2 7AQ
Fourth Floor, 26 Cross Street, Manchester, M2 7AQ
Third Floor, 26 Cross Street, Manchester, M2 7AQ
Basement, Alliance House, 30 Cross Street, Manchester, M2 7AQ
34 St Ann Street, Manchester, M2 7LE
St Anns Church, St Ann Street, Manchester, M2 7LF
Ground Floor And First Floor, 28 - 34 Cross Street, Manchester, M2 7AQ
Santander, Ground Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Corbieres, Half Moon Street, Manchester, M2 7PB
Alliance House, 30 Cross Street, Manchester, M2 7AQ
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
Old Bank Chambers, 25 St Ann Street, Manchester, M2 7LG
Fourth Floor, Alliance House, 30 Cross Street, Manchester, M2 7AA
Third Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Veincentre Ltd, Fourth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Fifth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
36 Cross Street, Manchester, M2 7AQ
44 Cross Street, Manchester, M2 7AR
46 Cross Street, Manchester, M2 7AR
42 Cross Street, Manchester, M2 7AR
COS, 30 St Ann Street, Manchester, M2 7LF
First Floor, 26 Cross Street, Manchester, M2 7AQ
Eighth Floor, 26 Cross Street, Manchester, M2 7AQ
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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL