

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/1211

Date registered valid: 18 December 2025

Proposal: Discharge of Condition 3 (Schedule of Works), 4 (Protection of features), 5 (Services), 6 (Windows) attached to Listed Building Consent 142209/LO/2025.

Address: Victoria House, 21 Manor Street, Manchester, M12 6HE

Ward(s): Ardwick Ward

Applicant: Mr Sunil Ahuja Vedanta

Agent (if any): Mr Oliver Kearney Just-H Architects

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 April 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit: 14 January 2026

Standard consultations:

Printed: 2 January 2026 Expired: 23 January 2026

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 14 January 2026 Expired: 4 February 2026

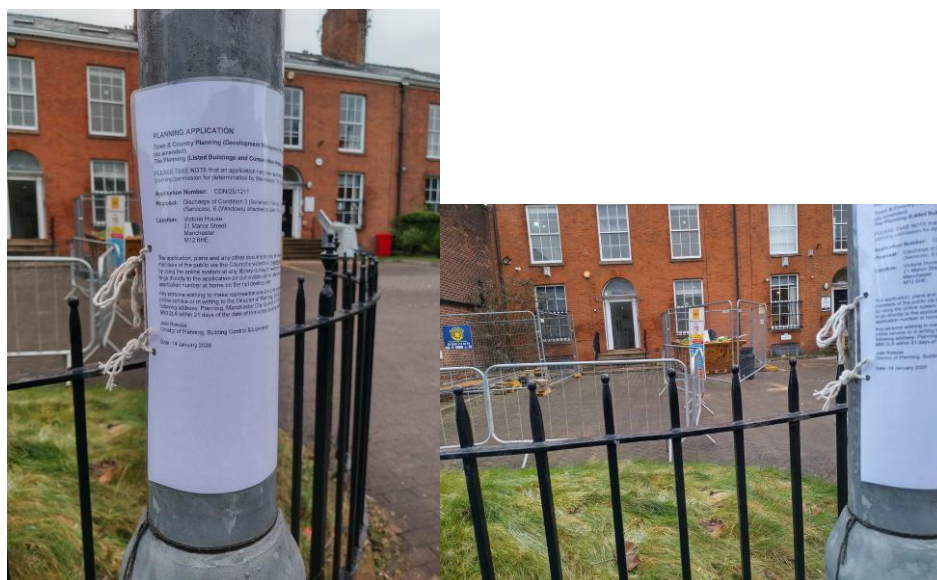


Fig.1 – Displayed site notice.

Press advert

Published: 13 January 2026 Expired: 3 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: No

Tree Preservation Order: No

Consultations & Notification Responses

Heritage & Urban Design Team – Following detailed discussions the Heritage Officer is satisfied with the submitted details. The specified conditions have been discharged accordingly.

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

N/A

Condition(s) to be attached to decision for approval

3) The discharge of condition 3 (Schedule of Works) is approved subject to the development being implemented in accordance with document referenced:
Condition 3 Schedule Revision A received 2 April 2026.

4) The discharge of condition 4 (Protection of features) is approved subject to the development being implemented in accordance with document and drawings received by the City Council as local planning authority on the specified date and referenced:

Condition 4 Schedule Revision A received 10 April 2026
Finishes Plan Ref: AL-P-11.01 received 6 March 2026
Door Schedule Ref: AL-P-12.01 received 6 March 2026

Reflect Ceiling Plan Ref: AL-P-15.01 Rev B received 6 March 2026
Typical ceiling details Ref: AD2.01 received 18 December 2025
Shaft wall detail Ref: AD3.01 Rev A received 8 April 2026
Window condition report received 18 December 2025
Proposed elevations Ref: AV1.01 Rev E received 10 March 2026.

5) The discharge of condition 5 (Services) is approved subject to the development being implemented in accordance with document and drawings received by the City Council as local planning authority on the specified date and referenced:

MEP Services Plan Rev B received 6 March 2026
Basement ventilation Ref: H2X Rev A received 12 March 2026
Ground floor ventilation Ref: H2X Rev A received 12 March 2026
FF & SF ventilation Ref: H2X Rev A received 12 March 2026.

6) The discharge of condition 6 (Windows) is approved subject to the development being implemented in accordance with document and drawings received by the City Council as local planning authority on the specified date and referenced:

Window condition report received 18 December 2025;
Proposed elevations Ref: AV1.01 Rev E received 10 March 2026;
Reflect Ceiling Plan Ref: AL-P-15.01 Rev B received 6 March 2026.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA