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Our Ref: EKPS/25/GW/ESK

Submitted via the Planning Portal

13 February 2026

For the attention of Angela Leckie & Paul Mason

Dear Sir or Madam,

Application for Listed Building Consent: Marlsbro House, 52-54 Newton Street, Manchester
Proposed Removal of Timber Panelling on Fourth Floor to Facilitate Asbestos Removal (Planning Portal Reference PP-14603311)

On behalf of our client, ACLO Assets MH Limited ('the Applicant'), we are pleased to enclose a Listed Building Consent application for internal works to Marlsbro House located on Newton Street in Manchester city centre. The application has been submitted via the Planning Portal (Ref. PP-14603311).

Supporting documents and information

Alongside this Covering Letter the application submission comprises the following plans and documentation:

- Listed Building Consent Form and Certificate.
- Heritage Impact Assessment prepared by Donald Insall Associates.
- Heritage Impact Assessment Appendices:
    - Appendix I – Statutory List Description
    - Appendix II – Planning Policy and Guidance
    - Appendix III & IV – Asbestos Survey and Methodology
- Drawings prepared by Archer Humphryes Architects:
    - Existing Site Plan (drawing no: AHA-MHM-EX-097)
    - Existing Site Plan (drawing no: AHA-MHM-EX-098)
    - Existing 4th Floor Plan (drawing no: AHA-MHM-EX-104)
    - Demolition 4th Floor Plan (drawing no: AHA-MHM-DM-104)

There is no application fee payable with a Listed Building Consent application.

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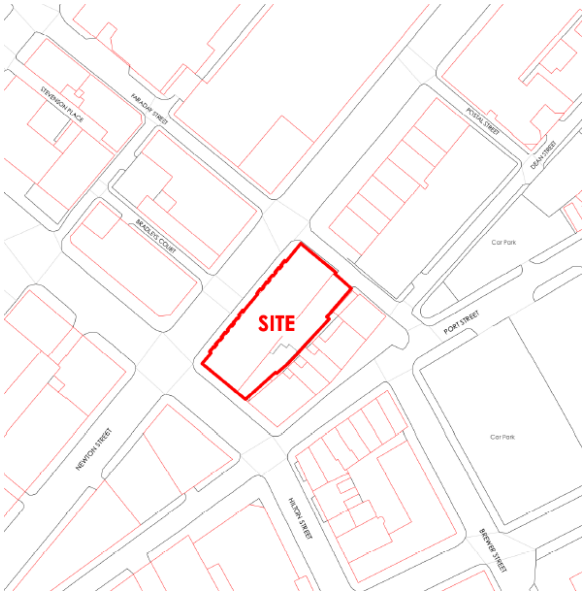
The Site and Surroundings

Marlsbro House is a Grade II-listed building[1] located at 52–54 Newton Street in Manchester's Northern Quarter. It is located within the Stevenson Square Conservation Area. The site location is shown in **Figure 1**.

Marlsbro House was originally constructed around 1780 as a cotton mill; it was subsequently rebuilt in 1823 after a fire and later underwent significant alterations in 1956, introducing steel-framed windows and a concrete-rendered façade.

At present the building includes six storeys (including basement and loft) and comprises 26,754 sq ft (2,486 sqm) of internal floorspace. In terms of appearance, **Figure 1** shows the property on the corner of Newton Street and Hilton Street.

The property is of traditional brick construction beneath a pitched, cast iron roof, which has been extensively altered and reconfigured from its original design over time. In addition, the building was rendered in 1960, resulting in the distinctive chequerboard appearance that characterises its façade today.



^ Figure 1 – Site Location

Site Specific Planning Policy

The Interactive Policies Map by Manchester City Council ("MCC") has been used to identify the relevant site-specific planning policy allocations. The site falls within the 'City Centre' as defined in Policy CC1 of the Manchester Core Strategy ("MCS") and is subject to the City Centre development framework (Policies CC1–10).

The site is located within the Stevenson Square Conservation Area. It is also located in proximity to other nearby listed buildings, including Newton Buildings, 50 Newton Street (Grade II), 45 and 47 Newton Street (Grade II), 49 Newton Street (Grade II), 50-62 Port Street (Grade II) AND 45, 47, 47a Hilton Street (Grade II).

Any proposed development in this part of the city must also reflect the Inner Areas Spatial Principle (Policy SP1), supporting the Council's aim to create connected places and communities.

Relevant Planning History

Having reviewed MCC's planning application website there have been few applications submitted with regard to proposed works to Marlsbro House.

As shown by **Table 1** the most recent approval was Listed Building Consent which was granted to Boohoo Limited on 15 February 2022 for asbestos removal (internal works only).

Alongside this, Listed Building Consent was granted on 14 October 2021 for the soft strip of the basement and third floor in advance of the asbestos removal.

Application ref	Application description	Decision	Date
F08450	Use of the ground floor of manufacturing and wholesale premises for the sale of sueded and leather garments to the public on one day per month	Approved	16/05/1978
022338	Formation of new entrance to showroom and retention of canopies	Approved	11/10/1984
131357/LO/2021	LBC soft strip of basement and third floor in advance of asbestos removal	Approved	14/10/2021
CDN/21/0848	Discharge of condition 4 (room reinstatement) attached to application 131357/LO/2021	Approved	03/12/2021
132546/LO/2021	LBC asbestos removal (internal works only)	Approved	15/02/2022

^ Table 1 – Planning History

The Proposed Works

The application proposes the total removal of timber panelling on the 4th floor due to asbestos. The Description of Development is as follows:

'Removal of contaminated timber panels on fourth floor to facilitate asbestos removal'

Initial pre-application discussions took place with MCC officers by email and via a site visit on 10 December 2025. A follow up Teams meeting and email exchanges took place during January 2026.

In addition to the above, it was agreed in writing that a number of internal and external works could also be undertaken but did not require Listed Building Consent, subject to submitting and agreeing detailed methodologies for the works once the contractors are appointed.

Planning Appraisal

Having introduced the Applicant, the site and surroundings, and the proposed development, it is now relevant to present the justification for the proposals.

Heritage Considerations

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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 72(1) of the Planning (Listed Buildings and Conservation Areas) Act relates to conservation areas and states "*In undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area.*"

The Heritage Impact Assessment ("HIA") prepared by Donald Insall Associates and submitted to support the application for Listed Building Consent, sets out the heritage context, significance and justification for the proposed removal of the contaminated timber panels located within the eaves at fourth-floor level of Marlsbro House. The panels are contaminated with asbestos.

The HIA confirms that the building's primary heritage significance lies in its early industrial construction, including rare heavy-timber flooring, cast iron columns, original structural timbers, and the composite timber and iron roof structure, all of which are largely intact and of moderate to high significance. The fourth-floor timber tongue-and-groove panels represent a later, early-20th-century intervention and are of comparatively low historic significance.

The need for their full removal arises from:

- contamination by asbestos, with fixings penetrating the full depth of the panels, making safe cleaning impractical;
- the requirement to avoid unsafe confined-space working and allow a compliant asbestos enclosure; and
- the necessity to reveal the full roof structure to enable structural engineers to inspect areas currently concealed, assess distortion and deterioration, and design essential repair interventions.

The HIA concludes that the removal of the panels would result in only the very lowest level of 'less than substantial harm', due to their limited heritage significance. Their removal will yield clear public and conservation benefits by enabling:

- safe asbestos removal;
- detailed structural assessment and repair of the significantly more important historic roof structure; and
- progression of proposals for the building's long-term adaptive reuse, which will secure the preservation of the listed building.

The HIA therefore considers the proposals compliant with the Planning (Listed Buildings and Conservation Areas) Act 1990, the Manchester Core Strategy, and the National Planning Policy Framework, which all support interventions that sustain heritage significance and enable the viable reuse of heritage assets.

With this context in mind, the proposal is in accordance with Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC18, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Summary and Conclusions

In summary, the proposed works seek Listed Building Consent for the removal of the contaminated 4th floor timber panels, which is required on health and safety grounds to enable safe asbestos removal and to facilitate full access to the roof structure for structural assessment.

As set out in the HIA, the panels themselves are of low heritage significance, and their removal would result in only the lowest level of 'less than substantial harm', while providing clear public and conservation benefits through the protection and assisting in the preparation of plans for a long-term reuse of the listed building.

The proposals are fully aligned with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and comply with the relevant policies of the Manchester Core Strategy, Saved UDP Policies, the Places for Everyone Plan, and the National Planning Policy Framework.

Accordingly, the application represents a proportionate and necessary intervention that will support the building's long-term conservation and adaptive reuse, and we respectfully request that Listed Building Consent is granted.

We would be grateful if you could confirm receipt of this application for Listed Building Consent and confirm that it has been successfully validated.

I trust the submitted information is sufficient, however should you have any questions or require any further information, please do not hesitate to contact me by email [redacted]

Yours faithfully,

[redacted]

Euan Kellie FRICS FRTPI
Company Director
[redacted]

Enc.