

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144695/LO/2025

Date registered valid: 29 January 2026

Proposal: Listed Building Consent for internal reconfiguration, redecoration, demolition of existing single-storey outbuilding and canopies, creation of beer garden with glazed canopy and installation of replacement timber windows

Address: 80 Portland Street, Manchester, M1 4QX

Ward(s): Deansgate Ward

Applicant: Mr Jonathan Houghton Hydes Brewery Ltd

Agent (if any): Carl Priestley MGI

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

Recommendation: Approve

Date of recommendation: 26/03/2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 5 February 2026 Expired: 26 February 2026

Neighbour notifications

Printed: 5 February 2026 Expired: 26 February 2026

Site notice

Posted: 10 February 2026 Expired: 3 March 2026

Press advert

Published: 10 February 2026 Expired: 3 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the three storey Grade II listed property at 80 Portland Street, in use as the Grey Horse Inn public house (Sui Generis). The site forms part of a wider listing that includes the neighbouring three properties to the north, with all properties being former Georgian townhouses likely dating back to the late 18th century. 80 Portland Street specifically has been in a long standing use as a public house, features a painted brick façade and non-original windows to all floors. Its interior features timber beams with non-original wall and floor finishes. To the rear of the application site feature two single storey extensions likely dating from the early 20th century.

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre, with the area to the west of the application site also lying within the George Street Conservation Area. Portland Street located to the front of the application site, is characterised by a mix of commercial properties that are of various age, design, scale and materiality, with Georgian, Victorian, post-war and contemporary properties sitting alongside each other, with One Portland Street visually dominating the skyline. To the east of the application site the George Street Conservation Area forms a tightly packed area of Victorian former warehouse buildings many of which are Grade II listed. Some residential development is present within the upper floors of the buildings that line both Portland Street and those that are situated within the George Street Conservation Area.

Description of development

The application seeks listed building consent for the installation of replacement timber windows, internal alterations, demolition of rear extension and creation of covered outside seating area.

The proposal would see the installation of replacement timber windows at ground and first floor to the property's Portland Street elevation.

To the rear the existing single storey extension at the northern half of the plot would be demolished and replaced with a covered seating area that would feature a glazed canopy with timber frame. A window within the ground floor rear elevation would be removed and replaced with a timber door and fanlight to provide access to the rear yard.

The property's rear access to Reyner Street would be rebuilt with reclaimed brick and a new timber door would be installed.

Internally, the proposal would see the removal of a non-original partition and the installation of new wall and floor finishes.

Planning History

144444/FO/2025 - Demolition of existing single-storey outbuilding and canopies, creation of beer garden with glazed canopy and installation of replacement timber windows – Application pending consideration.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. 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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- 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
- Policy DC26 – Development and Noise

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

The application site, one of four properties that form a Grade II listed set of former Georgian townhouses, with them being possibly weavers cottages, are considered to be of high significance with them forming a relatively few number of surviving Georgian properties within the City Centre. The listed buildings have suffered from unsympathetic additions to their front elevations, with painted brick, non-original windows and poorly designed shopfronts being present on their front elevations.

The submission makes clear that the proposed works are aimed at modernising and diversifying the offer of the public house on site. It is appreciated that the non-original internal fittings of the public house are dated and require modernising, and that without the presence of outdoor seating area, the public house struggles to attract consistent custom in the warmer months.

Internally, the proposal would see the replacement of non-original floor and wall finishes, as well as the removal of a non-original partition. These works are considered would have a neutral impact on the significance of the listed building, replacing sympathetic non-original finishes with new timber wall panelling throughout and floor tiles to the proposed WCs. In the event of an approval planning condition will secure that the proposed measures are complied with.

Externally to the front elevation two non-original windows at ground and first floors would be replaced with new timber sash windows to better reflect the heritage significance of the building. The existing windows in place detract from the significance of the listed building representing a trend of unsympathetic alterations made to the buildings prior to the listing in 1994. Subject to a condition that would require the submission of material samples of any replacement timber windows, this element of the development is considered would have a minor beneficial impact on the significance of the listed building.

Externally, to the rear of the listed building, a non-original window set within the building's rear elevation would be removed and replaced with a doorway to provide a dedicated access to the outdoor seating area. Whilst the window present on site is non-original there exists several courses of original brickwork beneath that would be removed as a result of the carrying out of the proposals. The design of the replacement door would be full height and feature a fanlight above so as to occupy the full opening left behind by the removal of the existing window. Subject to a condition that would provide exact details on the proposed door, as well as material samples, this element of the development is considered would result in a low level of less than substantial harm to be caused to the significance of the heritage asset.

The most significant portion of the proposed works would see the demolition of an existing single storey extension to the rear of the application site that likely dates from the early 20th century. In its location an outdoor seating area would be created, with the addition of a glazed timber framed canopy. Due to it being a non-original addition to the building it is not considered that the single storey extension contributes to its special character and that its demolition is acceptable in principle, provided that any replacement development is of good design and high material quality. The proposed canopy to be inserted in its place, is considered would be a lightweight structure that would not detract from the significance of the listed building, furthermore, the use of glazing and timber would add further to this and assist in complimenting the significance of the listed building rather than distracting from it. Subject to conditions that would require the submission of material samples and fixing details of the canopy, this aspect of the development would have a neutral impact on the significance of the listed building.

The works to remodel the property's rear access to Reyner Street are welcomed, with the existing gated access being aged and in need of uplift. It is considered the proposed replacement timber gate and remediation of boundary wall with reclaimed brick, subject to planning condition that would require the submission of material samples, have a minor beneficial impact on the significance of the listed building.

Heritage Assessment and Conclusion

The proposed development, subject to appropriate planning condition, would have a minor beneficial impact on the listed building, securing its long term occupation, improving its appearance and outweighing the identified harm. Therefore, subject to the conditions referred to above, the development would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accords with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Manchester Core Strategy Policies SP1, EC3, CC1, CC4, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, and the National Planning Policy Framework. On this basis the application 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 worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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 (Planning Portal Reference PP-14506069v1)
- o 2.01 Rev G: Proposed Ground Floor Plan - GA (Received 23/03/2026)
- o 2.02 Rev A: Proposed Ground Floor Plan - Demolitions & Removals
- o 2.03 Rev 1: Proposed Ground Floor Plan - Builder's Work
- o 2.10 Rev E: Yard & Joinery Details (Received 23/03/2026)

- o 2.12: Proposed Internal Elevations
- o 5.02: First Floor Sash Window Detail (Received 19/03/2026)
- o 5.03: Existing & Proposed Front Elevations (Received 19/03/2026)
- o Heritage Statement (Prepared Mounteer Limited; Dated 02/12/2025)
- o Design & access Statement (Prepared by MGI; Dated 04/12/2025)

All stamped as received by the City Council as Local Planning Authority on 04/12/2025, 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.

3) Notwithstanding the approval of drawing nos. 5.02 and 5.03 (Both stamped as received on 19/03/2026), prior to the commencement of works in relation to the installation of the replacement timber windows to the property's Portland Street elevation hereby approved, final details and material samples, as well as a product specification if applicable, for said windows, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in accordance with the approved details, be implemented as part of the development, and be retained and maintained for its lifetime of the development thereafter.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) Prior to the installation of the rear access door hereby approved, a scheme that shall include exact details, a product specification if applicable and material samples of the door and door frame, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details, be implemented as part of the development, and be retained and maintained for the lifetime its thereafter.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) Prior to the commencement of works in relation to the remodelling of the property's Reyner Street access hereby approved, a scheme that shall include exact details and material samples of the timber door, brick and mortar to be used in its construction, as well as any product specifications of material to be used if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details, be implemented as part of the development, and be retained and maintained for its lifetime thereafter.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

6) Prior to the commencement of works in relation to the installation of the external canopy hereby approved, a scheme that shall include exact details and material samples of the canopy to be installed, as well as the fixing details for the canopy, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details, be implemented as part of the development, and be retained and maintained for its lifetime thereafter.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

7) The internal redecoration works hereby approved shall proceed in accordance with drawing no. 2.01 Rev G (Stamped as received 23/03/2026).

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)
National Amenity Societies

63A Faulkner Street, Manchester, M1 4FF
Third Floor, 82A Portland Street, Manchester, M1 4QX
Ground Floor, 82A Portland Street, Manchester, M1 4QX
Flat At, 80 Portland Street, Manchester, M1 4QX
63 Faulkner Street, Manchester, M1 4FF
Flat Above, 78 Portland Street, Manchester, M1 4QX
82A Portland Street, Manchester, M1 4QX
Second Floor And Third Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
59 - 61 Faulkner Street, Manchester, M1 4EF
First Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
Basement And Ground Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
82 Portland Street, Manchester, M1 4QX
78 Portland Street, Manchester, M1 4QX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL