

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145500/NMC/2026

Date registered valid: 23 March 2026

Proposal: Non-material amendment to application 142373/FO/2025 to extend the height of the lift shaft.

Address: 40 Peter Street, Manchester, M2 5GP

Ward(s): Deansgate Ward

Applicant: Mr Sam Ashworth Hurstwood Properties Ltd

Agent (if any): Miss Laura Hallam Broadgrove Planning and Development Limited

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 April 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: Not applicable

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Description of site/building

The building is located at 40-42 Peter Street and is a five-storey property that is an historic building. It is not a listed building but is considered to be a non-designated heritage asset. It is within the Deansgate Conservation Area.

The building was constructed during the 1950s. It was built in Portland Stone with a classical appearance, and all three elevations have the same relatively simple moulding and detailing. The building is well maintained and has a beneficial appearance within the street scene with the three elevations making a positive contribution to the significance of the conservation area within which it is located.

A plant room and lift motor are located on the flat roof with air-conditioning units. All windows were replaced in 1998 but have a suitable appearance and the doors are also non-original.

Description of area

The building is within the Deansgate Conservation Area and is opposite the Grade II Listed Albert Hall and other nearby listed buildings include the Grade II Listed Harvester House and the Grade II* Listed Free Trade Hall.

Peter Street has in recent years attracted significant investment with improved and high-quality businesses replacing previous drinking establishments that were problematic. Surrounding uses include the Town Hall Complex, shops, offices, a church, restaurants, bars and the Great Northern Entertainment and Leisure Complex.

Planning Permission referenced 142373/FO/2025 was granted in 2025 for a rooftop extension to the existing plant and lift motor room and the creation of a roof terrace. As existing the external finish of this room is render. The following works were approved:

- An extension to the existing room containing a window and two patio doors.
- The cladding of the existing and proposed structure in standing seam zinc.
- The installation of a perforated zinc plant screen to prevent views of the existing plant.
- The installation of frameless glass guard rail with brushed stainless steel.
- The installation of concrete pavers on the roof surface.

The extended structure would be used as offices.

Description of development

A Non-Material Amendment is now sought to amended the wording of Condition 2 attached to application referenced of application referenced 142373/FO/2025 to include amended plans showing a change to the elevations of the plant room due to the increase of the roof height. This would be a change to the approved drawings within the approved drawings condition. This increase in height is required to allow roof access to the roof, which wasn't proposed as part of the above approved application.

Consultations & Notification Responses

Not applicable.

Issues

The above-described changes to Condition 2 are non-material. Please see original report for app. 142373/FO/2025 for details of the original scheme.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) Following an assessment of the details submitted, it is confirmed that the proposed amendment to the wording of Condition 2 (Approved Drawings and Documents) of application referenced 142373/FO/2025 to amend the height of the roof to allow lift access to the approved roof terrace is considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. This change is considered to be of a non-material nature given the height above street level of the terrace and the minimal difference in the height of the extension to allow the benefit of lift access. The City Council is satisfied that the proposed update of the drawings will have no material impact upon the previously approved scheme, will not adversely affect residential amenity within the area or will it have any significant material impact upon the overall quality of the development and there are no material planning considerations to indicate otherwise.

2) The re-wording of condition 2 of application referenced 142373/FO/2025 is requested to replace the drawings referenced:

11189-P-E02 Rev P3
11189-PL-P02 Rev P3
11189-P-E03 Rev P3
11189-S-S01

This is proposed to allow a change to the roof level to provide lift access to the approved terrace. The wording of Conditions 2 is therefore amended to replace these drawings with the amended drawings. It should be noted that this letter of consent does not supersede the decision notice attached to planning permission referenced 142373/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to the permission referenced 142373/FO/2025, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended condition also applies:

2) The development hereby approved shall have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 18 May 2025

The drawings referenced:

11189-P-E02 Rev P5
11189-PL-P02 Rev P4

11189-P-E03 Rev P5
11189-S01 Rev P1

Received by the City Council as local planning authority on 23 March 2026

The Noise Impact Assessment prepared by AEC Acoustics and Engineering Consultants Ltd. referenced P5521/R01/LTH received by the City Council as local planning authority on 24 April 2025

The email from Broadgrove dated 6th June 2025

The letter from Broadgrove dated 23rd March 2026

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.

Appendix 1 – List of consultees & neighbours notified

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 - Deansgate Conservation Area 1985

Area Team Boundary - Name: CENTRAL