MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144759/LO/2025
Date registered valid:	12 December 2025
Proposal:	Listed Building Consent for the installation of internal partitions to third floor and installation of 1no. roof mounted air conditioning unit.
Address:	Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Ward(s):	Deansgate Ward
Applicant:	Clearbell Capital LLP
Agent (if any):	Mr Don Murphy Paul Butler Associates
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 21/01/2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 17 December 2025 Expired: 10 January 2026

Neighbour notifications
Printed: 17 December 2025 Expired: 10 January 2026

Site notice
Posted: 19 December 2025 Expired: 12 January 2026

Press advert
Published: 23 December 2025 Expired: 16 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the roof of the Grade II listed Freetrade Exchange, formerly known as Harvester House. The application property is a former merchant's warehouse, with a drinking establishment use approved at ground floor (Sui Generis), a restaurant use situated within its basement (Class E(b)) and its upper floors lying in office uses. The upper floors of the Freetrade Exchange were subject to low occupancy rates but are now undergoing multiple fitouts to allow for new office occupiers at the fourth floor, with the fit out of the ground and first floors having recently been completed. The application property is bound by Peter Street, Southmill Street and Bootle Street. The property itself dates from the mid-19th century and is completed in sandstone. Its front elevation features a contemporary powder coated modern metal entrance on the property's south-western corner, with a traditional style timber door on its south-eastern corner. Where the property's western facing side elevation extends beyond the front elevation of no35 Peter Street it features a rendered mount at ground floor. The property's roof is home to a modern roof extension, PV panels and external plant are then situated largely on its western half.

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of the City Centre, with St Peter's Square lying under 175m away from the application site to the east. Peter Street is characterised by a high number of historic listed buildings in various commercial uses, this includes the Grade II listed Lancashire House, Royale Club, and Albert Memorial, as well as the Grade II* listed Free Trade Hall that lies opposite the application site. The application site lies within the Deansgate Conservation Area

and lies adjacent to the St Peters Conservation Area. More modern development lies to the south-west of the application site in the form of Petersfield House at no35 Peter Street, Great Northern Square and no36 Peter Street.

Description of development

The application seeks listed building consent for the installation of a single condenser unit to the property's roof and internal alterations to its third floor.

Externally, the proposed unit would have a height of 1300mm, a width of 1050mm and a depth of 380mm. The unit would be situated adjacent to an existing condenser unit and would be set back a minimum of 4.5m from the edge of the property's roof.

Internally, the proposal would entail the installation of modern solid and glazed partitions in order to create private meeting rooms, a social hub and store rooms, with the eastern and northern portions of the floorplate largely remaining open plan. All partitions would feature shadow gaps.

As part of the proposed works new decorative wall, ceiling and floor finishes are proposed. Minor amendments to the property's M&E layout are also proposed in order to accommodate proposed partition walls.

Planning History

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

144758/FO/2025 - Installation of 1no. roof mounted air conditioning unit – Application pending consideration.

143837/JO/2025 - Variation of condition 2 (approved Dwgs) attached to Listed Building Consent referenced 142152/LO/2025 to amend location of air conditioning units – Approved October 2025.

143842/NMC/2025 - Non-material amendment to planning permission 142151/FO/2025 to allow for slight relocation of approved plant unit – Approved September 2025.

142152/LO/2025 - Listed building consent for installation of 1no condenser to roof – Approved April 2025.

142151/FO/2025 - Installation of 1no condenser unit to roof – Approved April 2025.

141553/LO/2024 - LISTED BUILDING CONSENT for the installation of internal partitions and alterations at fourth floor level – Approved January 2025.

140712/LO/2024 - LISTED BUILDING CONSENT for the installation of internal partitions and alterations at ground and first floor levels – Approved October 2024.

137821/LO/2023 - Listed Building Consent for internal works comprising of installation of kitchen, extract equipment and internal partitions, and external works for the replacement of glazed entrance with timber door, removal and replacement of feature lamps to entrance and installation of new plant to roof – Approved April 2024.

137820/FO/2023 - Creation of restaurant use at lower ground floor (Class E(b)) and external alterations comprising of removal of glazed entrance, installation of timber door replacement, replacement of external feature lamps, addition of menu boards, and new plant equipment to roof – Approved April 2024.

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.

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 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
- 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 Heritage Asset

The application site forms part of a Grade II listed building which has seen modern redecoration and intervention. As previously stated within this report, recent planning approvals have seen the occupation of the application site's ground, first and fourth floors, with the third and fifth floors now being the only remaining unoccupied space within the building.

In light of the above, it is acknowledged that the proposal would have notable public benefit in that it would allow for the occupation and secure the continued use of part of a listed building. The proposed internal alterations would be reversible, and partitions would be focused around the western half of the floorplate and would not cut across windows, thereby retaining a sense of openness towards the northern half of the property and adjacent to exterior windows. Additionally, the majority of partitions would be glazed, thereby adding to the aforementioned sense that the openness of the floorplate would be preserved. Furthermore, where solid partitions are present these would coalesce around the property's central stair core. In the event of an approval, it is considered necessary to condition the works so that a methodology for their installation be submitted to the Local Planning Authority for approval.

Other minor internal works would include some relocation of existing M&E services to accommodate proposed partitions, as well as new redecoration works. Subject to conditions that would control these details in order to ensure their appropriateness, it is considered these works would have a neutral impact on the significance of the listed building.

Externally, the proposed development would be reversible and would be situated on a modern element of the property, not directly fixing into historical material, and situated next to existing infrastructure of the same nature. The condenser unit would be located so as not to be visible from public vantage points of the application site. It is acknowledged that the proposal would see an increase in the amount of plant present on the roof of the listed building, causing a very small amount of less than substantial harm to the listed building.

The proposed development would entail some minor alterations to the property that would be fully reversible and would also see the occupation of this floor of the listed building, thereby helping to secure its future use. Furthermore, the siting of an office development within this location would further contribute to the ongoing regeneration of Manchester City Centre.

Conclusion

In line with the above, it is acknowledged that a very low level of less than substantial harm would be caused to the significance of the listed building. Notwithstanding this, it is considered there would be sufficient public benefit generated through its implementation that would outweigh the

recognised harm, this being the increase in the attractiveness of the office space on site, thereby helping to secure the building's long term occupation. Furthermore, the proposed alterations would be reversible ensuring no permanent damage to the listed building. Therefore, the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 in relation to preservation, and accord with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC2, EC3, CC1, CC9, EN3 and DM1, Saved Unitary Development Plan Policy DC19, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. 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 polices 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:

- XXXX-CW-FE-ZZ-DR-I-0101: Site Location Plan
- XXXX-CW-FE-03-DR-I-1001 Rev P04: Proposed General Arrangement
- XXXX-CW-FE-03-DR-I-3101 Rev P04: Proposed Floor Finishes
- XXXX-CW-FE-03-DR-I-7001 Rev P04: Proposed Wall Finishes
- XXXX-CW-GBT-03-DR-I-2001 Rev P04: Proposed RCP

- XXXX-CW-GBT-03-DR-I-8001 Rev P01: Proposed Partition Detail
- XXXX-CW-GBT-03-DR-I-9001 Rev P02: Proposed Sectional Elevation AA
- XXXX-CW-GBT-03-DR-I-9002 Rev P02: Proposed Sectional Elevation BB
- XXXX-CW-GBT-03-DR-I-9003 Rev P02: Proposed Sectional Elevation CC
- XXXX-CW-GBT-03-DR-I-9004 Rev P02: Proposed Sectional Elevation DD
- 0000-CUB-XX-03-DR-M-5501 Rev P05: Third Floor Air Conditioning Layout
- 0000-CUB-XX-03-DR-M-5701 Rev P02: Third Floor Ventilation Layout
- 0000-CUB-XX-RL-DR-M-5001 Rev P02: Roof Level Air Conditioning Layout
- 0000-CUB-XX-RL-EL-M-5501 Rev P02: Proposed Elevation AA - BB Roof Level
- 0000-CUB-XX-RL-EL-M-5501 Rev P02: Proposed Elevation CC - DD Roof Level
- LZD0421 DWG: DG Standard Details (Received 13/01/2026)
- FY-2357 Issue 1: F54-DG Performance Data Sheet (Received 13/01/2026)
- Double Glazed - 47 dB Rw Technical - Acoustics (Received 13/01/2026)
- Email Correspondence RE Glazed Partitions (Prepared by Paul Butler Associates; Dated and Received 13/01/2026)
- Design & Access Statement (Prepared by Cubic Works; Dated 03/11/2025)
- Covering Letter (Prepared by Paul Butler Associates; Dated 12/12/2025)
- Heritage Addendum (Prepared by Paul Butler Associates; Dated 12/12/2025)
- Dulux Trade Supermatt Specification Sheet
- PKA-M R32 Wall Mounted System Specification Sheet

Stamped as received by the City Council as Local Planning Authority on 12/12/2025, 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) Prior to the installation of new partitions and any M&E works, a method statement for the carrying out of such works that shall confirm how original building fabric will be protected from the works and how new M&E will abut/interact with original beams and columns, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved statement.

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) The new wall finishes hereby approved, shall use breathable paints only and shall be carried out in accordance with the following documentation:

- XXXX-CW-FE-03-DR-I-7001 Rev P04: Proposed Wall Finishes
- Dulux Trade Supermatt Specification Sheet

Both stamped as received by the City Council as Local Planning Authority on 12/12/2025.

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) New partitions hereby approved shall proceed in accordance with the following documentation:

- XXXX-CW-GBT-03-DR-I-8001 Rev P01: Proposed Partition Detail
- XXXX-CW-GBT-03-DR-I-9001 Rev P02: Proposed Sectional Elevation AA
- XXXX-CW-GBT-03-DR-I-9002 Rev P02: Proposed Sectional Elevation BB
- XXXX-CW-GBT-03-DR-I-9003 Rev P02: Proposed Sectional Elevation CC
- XXXX-CW-GBT-03-DR-I-9004 Rev P02: Proposed Sectional Elevation DD
- LZD0421 DWG: DG Standard Details (Received 13/01/2026)
- FY-2357 Issue 1: F54-DG Performance Data Sheet (Received 13/01/2026)
- Double Glazed - 47 dB Rw Technical - Acoustics (Received 13/01/2026)
- Email Correspondence RE Glazed Partitions (Prepared by Paul Butler Associates; Dated and Received 13/01/2026)

Stamped as received by the City Council as Local Planning Authority on 12/12/2025, unless specified otherwise.

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

First And Second Floor, 35 Peter Street, Manchester, M2 5GD
10 Southmill Street, Manchester, M2 3NW
First Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Fourth Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Fifth Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Radisson Edwardian Hotel, Peter Street, Manchester, M2 5GP
St Michaels Building, 36 Jacksons Row, Manchester, M2 5WD
Second Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
First Floor To Third Floor, 47 Peter Street, Manchester, M2 3NG
35 Peter Street, Manchester, M2 5GD
Ground Floor, 35 Peter Street, Manchester, M2 5GD
Fifth Floor, 35 Peter Street, Manchester, M2 5GD
Fourth Floor, 35 Peter Street, Manchester, M2 5GD
Third Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
47 Peter Street, Manchester, M2 3NG
Club Coliseum, Peter Street, Manchester, M2 3NQ

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