CUSHMAN & WAKEFIELD

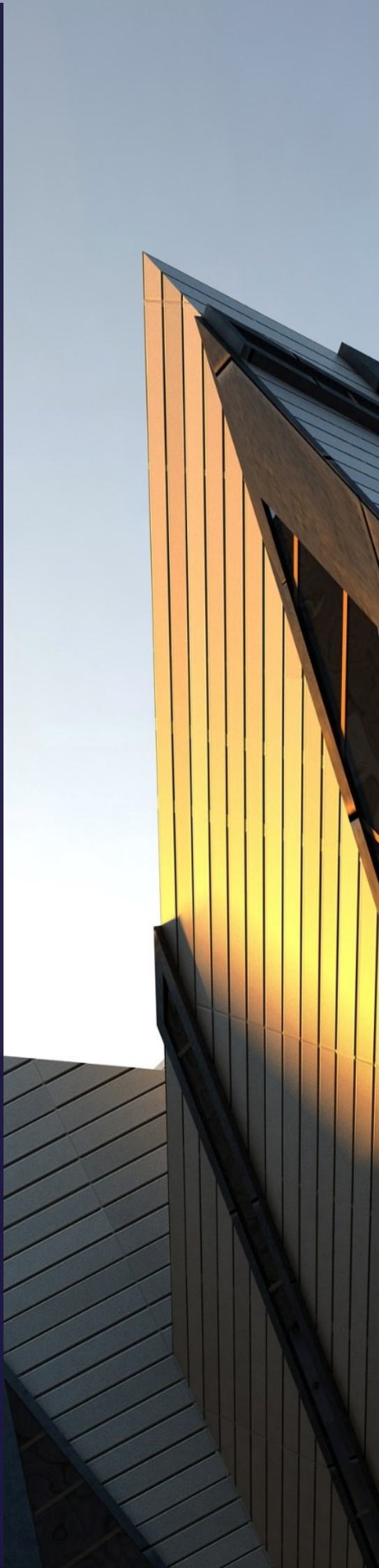
Planning and Heritage Statement

25 St Ann Street & 17 St Anns Square.

NatWest Group

DEVELOPMENT & PLANNING | LEEDS

February 2026



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1. Introduction

1.1 Cushman & Wakefield (C&W) has been instructed by NatWest Group PLC to prepare two applications for Listed Building Consent for minor internal works to 17 St Anns Square and 25 St Anns Street. 25 St. Anns Street is a Grade II* listed building and 17 St Anns Square is a Grade II listed building.

1.2 The proposed works are as follows:

- Block up 25 St Anns Street side of the link bridge (covered in LBC for 25 St Anns Street).
- Installation of two fire doors (covered in LBC for 17 St Anns Square).
- Remove stud wall infill at and infill in brickwork. Plaster and install skirtings (covered in LBC for 17 St Anns Square).
- Disconnect M&E power supplies between 17 St Anns Square and 25 St Anns Street (covered in LBC for 17 St Anns Square).

1.3 This Statement will consider the background to the development proposals and will provide analysis.

2. Background

2.1 25 St Ann Street is designated as a Grade II* listed building that is currently vacant. 17-23 St Anns Square is a designated Grade II listed building that is operating as a high end jewellers (De Beers) with offices above.

2.2 Listed building consents have been granted for works to remove the link bridge (at the mezzanine level) between 17 St Anns Square and 25 St Anns Street (refs: 142840/LO/2025 and 142839/LO/2025). The proposed Listed Building Consents seek to retain the bridge in situ and undertake minor internal works as detailed at para 1.2 p1).

3. Site and Surrounding Area

3.1 25 St Anns Street has two entrances off St. Anns Street. The first (green door) provides the entrance to the Coutts part of the former bank and the second (blue door) provides access to the RBS part of the bank with the original banking hall to the left of this entrance. 17 St Anns Square is also accessed from St Anns Street.

Figure 1 - Photograph of 25 St Anns Street from St Anns Street

Surrounding Area

3.2 The buildings form part of the St Anns Square Conservation Area. Within the conservation area 25 St Anns Street is highlighted as a fine example of the Italian palazzo style of architecture, with semi-circular headed arches and Venetian windows. Designed by the architect J. E. Gregan, it was originally Benjamin Heywood's Bank and was connected to the manager's house by a single-storey link. It is listed Grade II*.

Figure 2 - Photograph of 17 St Anns Square from St Anns Square

3.3 St. Ann's Square has many buildings of architectural merit. Notable buildings in the conservation area include St Anns Church opposite 25 St Anns Street, the Cotton Exchange building, and the Old Exchange located on King Street. St Ann's Square is within in the commercial heart of the City, where almost every building accommodates shops on the ground floor.

4. Planning Policy Context

4.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with relevant policies set out in the appropriate development plan, unless material considerations indicate otherwise. The main planning policies at a national and local level relevant to the determination of this application are summarised and explained in this section.

National Planning Policy Framework (2025)

4.2 **Paragraph 207** of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.3 **Paragraph 210** of the NPPF states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

4.4 **Paragraph 213** of the NPPF states that any harm or loss of the significance of a heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to a grade II listed buildings should be exceptional; and a grade II* listed buildings, should be wholly exceptional.

4.5 **Paragraph 215** of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Listed Buildings and Conservation Areas Act 1990 (as amended)

4.6 Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF.

Manchester City Council Development Plan

4.7 The Development Plan comprises of the following relevant documents:

- Places for Everyone Joint Development Plan (March 2024)
- Manchester Core Strategy (July 2012)
- Extant UDP (1995)

Places for Everyone Joint Development Plan (2024)

4.8 **Policy JP-P 1** aims to consist of a series of beautiful, healthy and varied places. This policy requires developments should have a clear identity that conserves and enhances the historic environment, visually stimulating, adaptable, and is resource efficient.

Manchester Core Strategy (2012)

4.9 The site is within the St Anns Square Conservation Area and the City Centre Primary Shopping Area.

4.10 The following Core Strategy policies are of relevance:

4.11 **CS Policy EN3** states that new developments must be designed so as to support the Council in preserving or, where, possible enhancing the historic environment.

4.12 **CS Policy CC9** states that development should preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas.

Extant UDP (1995)

4.13 **Saved Policy DC19.1** states that in determining applications for listed building consents regard will be given to desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will not permit any externa or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.

St Ann's Square Conservation Area Appraisal

4.14 The St. Anns Square Conservation Area was designated in July 1970.

4.15 The St. Anns Conservation Area Appraisal states that it is expected that the height, scale, colour, form, massing and materials of new buildings should relate to the existing high-quality buildings, and also complement their character. There is great variety in the building materials used in the conservation area such as stone, brick and stucco.

5. Heritage

5.1 The LBC's relate to two listed buildings as detailed below:

17 -23 Mansfield Chambers listing no - 1247654

5.2 Mansfield Chambers 17-23, St Anns Square is a Grade II listed building formally listed as St Ann's Square (East side) Nos.17 TO 23 Mansfield Chambers. The building consists of 4 storeys and was constructed with Stucco on brick with dressings of stone and fiberglass imitating stone.

5.3 'Shop with offices over. U-plan formed by main range parallel to street with back extension, and rear wing attached to this parallel to Half Moon Street. Italianate style. Four storeys and 5 bays (the first narrower and slightly set back); 4-bay giant arcade to ground and 1st floors (1st floor treated as mezzanine), with pilasters (now partly or wholly of fibre-glass), frieze, and moulded cornice; low 3rd floor with sill-band and frieze; modillioned cornice and pilastered parapet with urns. The arcade has C20 shop fronts at ground floor and semi-circular windows above, and the narrow bay to the left of this has a doorway with C20 doors, rectangular over light, frieze lettered "MANSFIELD CHAMBERS", and segmental pediment on long fluted consoles, and above this a round-headed 2-light window with circular tracery; the 2nd floor has round-headed sashes in moulded architraves with swags and cornices; 3rd floor has short sashed windows. Three chimneys visible above parapet. Interior not inspected.'

5.4 Due to the proposed works being located internally there is no expected impact to the listed building's facade.

25 St. Anns Street - Williams and Glyn's Bank listing no – 1270792

5.5 25 St Ann Street is a Grade II* listed building formally listed as St Ann Street (North side) Williams and Glyn's Bank. The bank originally constructed in 1848 is 3 storeys and was constructed of Sandstone ashlar and ed brick with sandstone dressings and hipped slate roofs.

5.6 'Bank, with attached manager's house. 1848, by J.E.Gregan, for Benjamin Heywood's Bank. Sandstone ashlar, and red brick with sandstone dressings, hipped slate roofs. Tripartite plan with bank on corner of St Ann's Square, entrance bay in centre and former manager's house to right. Italian palazzo style. The bank, 3 storeys, and 3x1 bays plus chamfered corner, has a plinth, rusticated quoins, rusticated ground floor with raised rusticated surrounds to large round-headed arches which contain Venetian windows with Ionic colonnettes and are linked by a moulded impost band; sashed windows to both upper floors, those in the centre tripartite, those at 1st floor with pedimented Corinthian architraves and balustraded balconies linked by a moulded sill-band, and those at 2nd floor with enriched architraves linked by a similar band; and a prominent dentilled and modillioned cornice. The corner has a carved shield at ground floor, and windows on the upper floors like those at the front; and the left return has tripartite windows on all floors, those at ground floor forming an arcade. The entrance bay has a single-storey porch with a round-headed doorway (the lintel lettered "BANK") with emphatic run-out voussoirs, and a balustraded parapet. The house to the right, 3 storeys and 4 bays, has a plinth, very emphatic rusticated quoins to the corners and surrounding a round-headed doorway

to the 3rd bay, a cornice to the ground floor and moulded sill-band to the 2nd floor, a plain brick frieze and prominent modillioned cornice; and sashed windows with moulded architraves, those at 1st floor with panelled aprons and moulded cornices. Interior not inspected.'

5.7 Due to the proposed works being located internally there is no impact to the facades of this listed building.

5.8 The proposed development will maintain the bridge structure and include minimal (internal) works to separate the listed buildings. The internal works are detailed on the plans submitted with the listed building consent application.

Options Analysis

5.9 Planning permission and listed building consent was granted in June 2025 (at the mezzanine level) between 17 St Anns Square and 25 St Anns Street (refs: 142840/LO/2025 and 142839/LO/2025) to remove the link bridge between these properties.

5.10 In the intervening time between consent being sought for the removal of the link bridge and the listed building consents being issued, a high end jewellers (De Beers) has taken the tenancy of the ground floor of 17-23 St Anns Square. Associated security measures related to this use have been incorporated into the ceiling. The landlord's surveyor has advised that it would not be possible to remove the link bridge without impacting upon the ceiling of the high end jewellers. Therefore, listed building consent is sought to retain the link bridge in situ and undertake internal separation works to enable the buildings to be separated.

5.11 The following options analysis assesses the options in respect of the listed building:

Option	Pros	Cons
Retain Link Bridge in Situ	• Minimal works to the listed building. • The link bridge is not visible from street level. It is only visible from internal private space. • The bridge has been in situ for over 40 years without incident.	The link bridge is not an original feature. It is noted however, that many listed buildings have later additions to their form.
Remove Link Bridge (as per approved listed building consents)	• Removal of the bridge and make good works, restores roof layout facing flat roof.	The removal of the link bridge would cause significant impact on the ceiling of the ground floor high end jewellers. The surveyor acting for the landlord (JLL) has advised that the removal of the bridge should not be undertaken.
Conclusions	The proposed retention of the link bridge would have a neutral effect on the listed buildings and conservation area.	

6. Analysis

Principle of Development

6.1 This section evaluates the proposed development against relevant planning policy, material considerations and technical assessments undertaken to support the planning application.

6.2 As a matter of law, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for this site comprises the Places for Everyone Joint Development Plan (March 2024), Manchester Core Strategy (July 2012), and Extant UDP (1995).

6.3 The application site is within Central Manchester, inside the St Anns Square Conservation Area and the City Centre Primary Shopping Area. The stepped access 'bridge link' is connected to a Grade II and a Grade II* listed buildings.

Heritage

6.4 This Statement has been prepared for the site to assess the heritage impact of the proposals.

6.5 The internal works have been designed to blend with the current materials and colours within the building.

6.6 An options analysis has been undertaken (paragraphs 5.9 - 5.11 p8) which found that the retention of the link bridge and internal separation works would have a neutral effect on the listed buildings and the conservation area.

6.7 It is therefore considered that the proposals are in accordance with Core Strategy Policies EN1, EN3, CC9 and paragraphs 210, 213, and 215 of the NPPF.

Design

6.8 The proposed internal works have been carefully designed to ensure they cause minimal harm to the listed buildings. The replacement materials to be used will match the existing materials.

6.9 It is therefore considered that the proposals is on accordance with Core Strategy Policy DM1,Joint Plan Policies JP-P1 , JP-P2 and section 12 of the NPPF.

7. Summary and Conclusion

7.1 This Planning Statement can be summarised as follows:

- The retention of the link bridge will have a neutral impact on listed buildings and conservation area as it has been in place for over 40 years and is not visible from the exterior of the building or the streets. The benefits of the proposals will outweigh any harm to the building.

- The proposals accord with national, regional and local planning policy.

7.2 It is considered that the proposal is an acceptable form of development and the application for listed building consent should be approved without delay.

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