MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Marlon Chetty
Marshall House
Huddersfield Road
HX5 9BW

Agent (if used)

Mr Andrew Harris
Buttress
41 Bengal Street
Manchester
M4 6AF

Part 1 – Particulars of the application/development

Proposal: Variation of Listed Building Consent 139882/LO/2024 consisting of the introduction of a Phasing condition, variation of conditions 5 (Repair Works) and 7 (Cathodic Installation Verification), and the partial discharge of conditions 3 (Scaffolding Methodology), 5 (Repair Works) and 6b (Internal Cabling Details) relating to phases one and two.

Location: Hotel Gotham, 100 King Street, Manchester, M2 4WU

Date of application: 17 October 2025

Application number: 144292/JO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

Condition(s) attached to this decision

1) The development must be begun not later than the 16/08/2027.

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 (Received 25/04/2024)

- CN23-016-J837-D001: Zone Layout Sheet 1 of 3
- CN23-016-J837-D002: Zone Layout Sheet 2 of 3
- CN23-016-J837-D003: Zone Layout Sheet 3 of 3
- CN23-016-J837-D004 Revision 01: Anode Layout Sheet 1 of 4 King Street Elevation
- CN23-016-J837-D005 Revision 01: Anode Layout Sheet 2 of 4 Brown Street Elevation
- CN23-016-J837-D006 Revision 01: Anode Layout Sheet 3 of 4 Chancery Lane Elevation
- CN23-016-J837-D007 Revision 01: Anode Layout Sheet 4 of 4 Spring Gardens Elevation
- CN23-016-J837-D008: Cable Routes and Component Locations Sheet 1 of 4 King Street Elevation
- CN23-016-J837-D009: Cable Routes and Component Locations Sheet 2 of 4 Brown Street Elevation
- CN23-016-J837-D010: Cable Routes and Component Locations Sheet 3 of 4 Chancery Lane Elevation
- CN23-016-J837-D011: Cable Routes and Component Locations Sheet 4 of 4 Spring Gardens Elevation
- CN23-016-J837-D017: Wiring Diagram
- CN23-016-J837-D018 Revision 01: Anode Installation Details Sheet 1 of 2
- CN23-016-J837-D019: General Details
- CN23-016-J837-D020: Anode Installation Details Sheet 2 of 2
- CN23-016-J837-D021: Masonry Block Numbering King Street - Elevation A Ground to Second Floor Level
- CN23-016-J837-D022: Masonry Block Numbering Brown Street - Elevation B Ground to Second Floor Level
- CN23-016-J837-D023: Masonry Block Numbering Chancery Lane - Elevation C Ground to Second Floor Level
- CN23-016-J837-D024: Masonry Block Numbering Spring Gardens - Elevation D Ground to Second Floor Level
- CN23-016-J837-D025: Masonry Block Numbering King Street - Elevations A, F and L Second to Fifth Floor Level
- CN23-016-J837-D026: Masonry Block Numbering Brown Street - Elevations B, E and H Second to Fifth Floor Level
- CN23-016-J837-D027: Masonry Block Numbering Chancery Lane - Elevations C, G and K Second to Fifth Floor Level
- CN23-016-J837-D028: Masonry Block Numbering Spring Gardens - Elevations D, J and M Second to Fifth Floor Level
- CN23-016-J837-D029: Masonry Block Numbering King Street - Elevations A, N, Q and X Fifth to Eighth Floor Level
- CN23-016-J837-D030: Masonry Block Numbering Brown Street - Elevations B, H, P and R Fifth to Eighth Floor Level
- CN23-016-J837-D031: Masonry Block Numbering Chancery Lane - Elevations S, U and V Fifth to Eighth Floor Level
- CN23-016-J837-D032: Masonry Block Numbering Spring Gardens - Elevations D, J, W and Y Fifth to Eighth Floor Level
- Heritage Statement (Prepared by Stephen Levrant; Dated 15/03/2024; Received 25/04/2024)
- Planning Design and Access Statement (Dated April 2024; Received 25/04/2024)
- Cathodic Protection Design Report & Specification (Prepared by Corrosion Engineering Solutions, Dated 07/06/2024)
- Cathodic Protection Schedule of Work for Pricing (Prepared by Corrosion Engineering Solutions; Dated 07/06/2024)

- Inspection and Test Plan (Prepared by Corrosion Engineering Solutions; Dated 07/06/2024)
- Email correspondence RE Mezzanine Cabling Concealment (Prepared by Marshall; Dated and received 02/08/2024)
- Mortar Analysis Report: Sample 1 (Prepared by M Womersley; Dated July 2024; Referenced 09/07/2024)
- Mortar Analysis Report: Sample 2 (Prepared by M Womersley; Dated July 2024; Referenced 09/07/2024)

Stamped as received by the Local Planning Authority on 10/07/2024 unless specified otherwise.

- 24-631-01-01 Revision A - Access Scaffold
- 24-631-01-02 Revision A - Access Scaffold
- 24-631-01-03 Revision A - Access Scaffold
- 24-631-01-04 Revision A - Access Scaffold
- 24-631-01-05 Revision A - Access Scaffold
- 24-631-01-06 Revision A - Access Scaffold
- 24-631-01-07 Revision A - Access Scaffold
- 24-631-01-08 Revision A - Access Scaffold
- 24-631-01-09 Revision A - Access Scaffold
- Covering Letter (Prepared by Buttress; Dated 02/10/2025)
- HGM-REN-01-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 01)
- HGM-REN-02-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 02)
- HGM-REN-03-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 03)
- HGM-REN-04-ZZ-SK-S-03100-P02: Façade Repair Details (CP Zone 04)
- HGM-REN-13-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 13)
- HGM-REN-14-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 14)
- HGM-REN-15-ZZ-SK-S-03100-P02: Façade Repair Details (CP Zone 15)
- HGM-REN-15-ZZ-SK-S-03101-P01: Façade Repair Details (CP Zone 15) Sheet 2
- HGM-REN-16-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 16)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 01 Repairs Revision A (Dated 27/05/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 02 Repairs Revision A (Dated 27/05/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 03 Repairs
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 04 Repairs
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 13 Repairs Revision A (Dated 28/02/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 14 Repairs Revision B (Dated 27/03/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 15 Repairs Revision A (Dated 28/02/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 16 Repairs Revision A (Dated 15/05/2025)
- Zone 1 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 2 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 3 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 4 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 13 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 14 Defect Survey (Prepared by Concrete Repairs Limited)

o Zone 15 Defect Survey (Prepared by Concrete Repairs Limited)
o Zone 16 Defect Survey (Prepared by Concrete Repairs Limited)
o Sample Report (Prepared by Bullen Conservation)
o CN23-016-J837-D012 Rev 02: Internal Cabling Routes - Lower Basement Level
o CN23-016-J837-D013 Rev 03: Internal Cabling Routes - Mezzanine Floor Level (Received 02/08/2024)
o CN23-016-J837-D014 Rev 02: Internal Cabling Routes - 1st Floor Level
o CN23-016-J837-D015 Rev 02: Internal Cabling Routes - 3rd Floor Level
o CN23-016-J837-D016 Rev 02: Internal Cabling Routes - 6th Floor Level
o CN23-016-J837-D033: Internal Cabling Routes - 7th Floor Level
o 100 King Street, (Hotel Gotham) [Former Midland Bank] - Cathodic Protection Internal Cable Routes Examples of Installation
o 100 King Street, (Hotel Gotham) [Former Midland Bank] - Section 19 Application Phasing Diagram
o Letter RE: Hotel Gotham CP Installation, Phased Completion - King Street Elevation (Prepared by Corrosion Engineering; Dated 24/11/2025; Received 24/11/2025)
o Material samples (Inspected on site on 22/05/2025)

All stamped as received by the Local Planning Authority on 17/10/2025, 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.

3) The development hereby approved shall be phased in accordance with the approved Phasing Diagram, stamped as received by the Local Planning Authority on 17/10/2025. For clarity each phase of the development is outlined below:

o All works to the property's Spring Gardens elevation shall be known as Phase One.
o All works to the property's King Street elevation shall be known as Phase Two
o All works to the property's Brown Street elevation shall be known as Phase Three
o All works to the property's Chancery Lane elevation shall be known as Phase Four

Reason - To ensure that the development is carried out in accordance with the approved plans and to secure the satisfactory phasing of the development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) The listed building shall be scaffolded in accordance with the following drawings:

o 24-631-01-01 Revision A - Access Scaffold
o 24-631-01-02 Revision A - Access Scaffold
o 24-631-01-03 Revision A - Access Scaffold
o 24-631-01-04 Revision A - Access Scaffold
o 24-631-01-05 Revision A - Access Scaffold
o 24-631-01-06 Revision A - Access Scaffold
o 24-631-01-07 Revision A - Access Scaffold
o 24-631-01-08 Revision A - Access Scaffold
o 24-631-01-09 Revision A - Access Scaffold

All stamped as received by the Local Planning Authority on 17/10/2025.

The scaffolding methodology shall be implemented and remain in place for the duration of the development. Notwithstanding sundry rectification works to the Cathodic Protection System, the building shall be repaired and made good following removal of the scaffolding within one month of removal.

Reason - In the interests of protecting the character, appearance and condition of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) The removal/widening of masonry and stone joints to facilitate the installation of the Cathodic Protection System hereby approved, shall proceeding in accordance with the material samples, as inspected on site on 22/05/2025, and detailed within the approved Sample Report (Prepared by Bullen Conservation; Received 17/10/2025).

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester

6) a) The development shall be carried out in accordance with the repair works identified in the following drawings and documents:

- Covering Letter (Prepared by Buttress; Dated 02/10/2025)
- HGM-REN-01-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 01)
- HGM-REN-02-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 02)
- HGM-REN-03-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 03)
- HGM-REN-04-ZZ-SK-S-03100-P02: Façade Repair Details (CP Zone 04)
- HGM-REN-13-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 13)
- HGM-REN-14-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 14)
- HGM-REN-15-ZZ-SK-S-03100-P02: Façade Repair Details (CP Zone 15)
- HGM-REN-15-ZZ-SK-S-03101-P01: Façade Repair Details (CP Zone 15) Sheet 2
- HGM-REN-16-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 16)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 01 Repairs Revision A (Dated 27/05/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 02 Repairs Revision A (Dated 27/05/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 03 Repairs
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 04 Repairs
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 13 Repairs Revision A (Dated 28/02/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 14 Repairs Revision B (Dated 27/03/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 15 Repairs Revision A (Dated 28/02/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 16 Repairs Revision A (Dated 15/05/2025)
- Zone 1 Defect Survey (Prepared by Concrete Repairs Limited)
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- Zone 4 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 13 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 14 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 15 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 16 Defect Survey (Prepared by Concrete Repairs Limited)
- Sample Report (Prepared by Bullen Conservation)

All stamped as received by the Local Planning Authority on 17/10/2025.

b) Within three months of the date of this Listed Building Consent, a verification report that will confirm that the repair works carried out in relation to phase 1 have been successfully completed shall be submitted to and approved in writing by the Local Planning Authority.

c) One month from the completion of the works put forward within part a of this condition in relation to phases 2, 3 and 4, a verification report to confirm that the repair works have been carried out and have been successfully shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - In the interests of protecting the character, appearance and condition of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) The installation of internal cabling routes to the property's basement, first floor, first floor mezzanine, third floor, sixth floor and seventh floor shall be completed in accordance with the following drawings:

- CN23-016-J837-D012 Rev 02: Internal Cabling Routes - Lower Basement Level
- CN23-016-J837-D013 Rev 03: Internal Cabling Routes - Mezzanine Floor Level (Received 02/08/2024)
- CN23-016-J837-D014 Rev 02: Internal Cabling Routes - 1st Floor Level
- CN23-016-J837-D015 Rev 02: Internal Cabling Routes - 3rd Floor Level
- CN23-016-J837-D016 Rev 02: Internal Cabling Routes - 6th Floor Level
- CN23-016-J837-D033: Internal Cabling Routes - 7th Floor Level
- 100 King Street, (Hotel Gotham) [Former Midland Bank] - Cathodic Protection Internal Cable Routes Examples of Installation

All stamped as received by the Local Planning Authority on 17/10/2025.

Reason - In the interests of protecting the character, appearance and condition of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) a) The development hereby approved shall proceed in accordance with the submitted Cathodic Protection Design Report & Specification and the Inspection and Test Plan (Both prepared by Corrosion Engineering Solutions, Dated 07/06/2024; and Received 10/07/2024).

The cathodic protection system installed for phase 2 of the development, as detailed within the approved letter prepared by Corrosion Engineering (Dated 24/11/2025; Stamped as received by the Local Planning Authority on 24/11/2025), shall be retained and maintained hereafter.

b) Within four months of the date of this Listed Building Consent, a verification report that will confirm that the works carried out in relation to phase 1 have been successfully completed, shall be submitted to and approved in writing by the Local Planning Authority. Any instances of non-conformity with the recommendations/measures in the report shall be detailed along with any measures required to ensure the successful implementation of the scheme.

c) Upon the completion of the works put forward within part a of this condition, a verification report to confirm that the works have been carried out and have been successfully completed for phases 3 and 4 of the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of protecting the character, appearance and condition of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 12 December 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.