

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144544/LO/2025

Date registered valid: 1 December 2025

Proposal: Listed Building Consent for internal refurbishment works to the ground floor and first floor including installation of new toilets.

Address: James Binney House, 52 Cross Street, Manchester, M2 7AR

Ward(s): Deansgate Ward

Applicant: Mr Kieron Dunne Punch Pubs Ltd

Agent (if any): Mr Carl Priestley MGI

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

Recommendation: Approve

Date of recommendation: 20 January 2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 16 December 2025

Standard consultations:

Printed: 4 December 2025 Expired: 27 December 2025

Neighbour notifications

Printed: 4 December 2025 Expired: 27 December 2025

Site notice

Posted: 12 December 2025 Expired: 5 January 2026

Press advert

Published: 9 December 2025 Expired: 2 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of building

This application relates to a three-storey grade II listed public house. The building was constructed around 1900 and designed in Jacobean style in red brick and carved terracotta. It has substantial architectural interest due to its appearance and has historic interest as a former Chop House, which were meeting places for early industrialists.

It has a long and narrow floorplan. The interior retains architectural interest with some original fixtures and fittings including tiled flooring, panelling, cornicing and lighting and is used as a restaurant/pub. The upper floors are largely unused apart from a large office and storage. These floors have less interest but still retain some features including cornicing. The property also has a basement that accommodates toilet facilities.

Description of area

The building has frontages on Cross Street and St Anns Square. It is within the St Ann's Square Conservation Area. Both Cross Street and St Anns Square include a number of high quality, well maintained listed buildings and some modern buildings such as the Arndale Centre.

Other surrounding listed buildings include the Grade I listed St Ann's Church, which is directly to the rear of the building, 24-46 Cross Street, which is adjacent and the Grade II* Listed 25 St Ann's Street and Grade II listed buildings at 64-68 Cross Street, 28-34 Cross Street, 35 King

Street, 37 King Street, 16, 18 and 22 and 17 to 21 St Ann's Square which are nearby. The site is also within St Ann's Square Conservation Area, and the rear of the building fronts the square.

Surrounding uses include the Arndale Centre, St Ann's Church, shops, hotels, residential accommodation, banks, offices, bars, restaurants, takeaways and cafés.

Description of development

Listed Building consent is sought for the refurbishment of the ground floor and first floor and includes the following works:

- The installation of timber panelling to rear of the ground floor adjacent staircase,
- The creation of additional WCs to first floor to provide more WC capacity.
- Redecoration works
- The installation of an external grill and internal connection to the proposed WCs.

The only external work is the installation of a small grill on the elevation fronting an internal facing roof level external terrace. This work is not considered to require planning permission due to its size and location and that it would serve as toilet ventilation. Given this, it is classed as De Minimus.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a listed building and a conservation area, a site notice was displayed on site. No replies were received.

Issues

Local Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-Strat2 (City Centre)
Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)

National Policy

National Planning Policy Framework (NPPF)

- Chapter 6 - Building a strong, competitive economy
- Chapter 7 - Ensuring the vitality of town centres
- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Draft National Planning Policy Framework - 16th December 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. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

National Planning Practice Guidance (NPPG)

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of Development

The proposals would allow the continuation of the historic use with minimal alterations, and the works are therefore considered acceptable in principle.

Layout, Scale and Appearance, including the impact on the affected Heritage Assets

The most significant changes relate to the first floor which is subservient to the ground floor bar area but has decorative cornicing and parquet flooring.

These works comprise the creation of 3no. WC cubicles on the first floor and their connections. The WCs would replace an existing staff WC. This would require the removal of existing non-original internal walls between the landing and lobby areas and the insertion of new partition walls, doors and WC facilities. The partitions would be framed around the existing cornicing and coving which would allow the cornice to remain visible within the spaces. The parquet flooring would be retained in the landing area. The details are considered to be acceptable and sympathetic to the special character of the building.

Increasing the WC capacity is proposed to address a lack of toilet facilities, particularly during busy periods. The existing WC facilities in the basement would also be retained. All plumbing would connect to existing services and other connections would utilise an existing riser.

The grill to be installed on the terrace elevation would be a conservation style grill and would have a much more appropriate appearance than the 3no. existing small grills in that location and would be in keeping with the age of the property.

The internal ground floor proposals are modest interventions which are considered to enhance the interior.

The proposed raised and fielded panelling adjacent to the staircase to rear of ground floor would be consistent with existing panelled boxing in this location and would have a matching dark mahogany finish. It is considered that it would improve the appearance of this part of the ground floor and would complement existing panelling to the front of the public house. It would be a reversible alteration which would not harm heritage significance and is considered to have a positive visual benefit.

Other works to the ground floor include general decoration, with the most significant works being the removal of air conditioning trunking to ceiling, applying new tile face to risers of existing staircase and installation of new cellar door. These alterations would be in keeping with the appearance of the interior and are considered to enhance the historic and architectural character of the heritage asset.

The creation of the WCs and the related installation of an external grill would still result less than substantial harm to the listed building. All other works are considered to be beneficial. There would be no impact on the setting of surrounding listed buildings or the surrounding Conservation Area or the setting of surrounding listed buildings due to the hidden location of the grill.

Conclusion

Overall, the impacts cause a minor amount of less than substantial harm which addresses the requirements of paragraph 212 and 215 of NPPF and the advice within Section 16 of the NPPF in relation to harm.

These works would be justified by the public benefits in the overall enhancements and the sustained original use of the building that these works assist and the proposed improvements.

Paragraph 212. Of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 215 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 securing its optimum viable use.

The proposed works would therefore be consistent with sections 66 and 72 of the Planning Act in relation to preservation and enhancement and comply with Policies EN1, SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policies JP-P1, JP-Strat2 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity.

Other Matters

The proposed flue would be used for WC ventilation and so wouldn't cause issues with fumes etc. and would therefore not impact on surrounding occupiers.

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

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 pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

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

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:

The location plan referenced 3180 0004.1 Rev 1 received by the City Council as local planning authority on 17 November 2025

The drawings referenced:

3180 0002.1 Rev B
3180 0007 Rev A
3180 0012 Rev 1

3180 0013 Rev 1
3180 0014 Rev 1
3180 0015 Rev 1
3180 0016 Rev B

Received by the City Council as local planning authority on 17 November 2025

3180 0017 Rev A

Received by the City Council as local planning authority on 14 January 2026

The Design and Access Statement prepared by mgi received by the City Council as local planning authority on 17 November 2025

The Construction method statement prepared by mgi received by the City Council as local planning authority on 9 January 2026

The Grill spec received by the City Council as local planning authority on 14 January 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.

3) The materials hereby approved shall be installed on site fully and only in accordance with the information shown on the drawings hereby approved and described within the Construction method statement prepared by mgi received by the City Council as local planning authority on 9 January 2026.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Third Floor, 37 King Street, Manchester, M2 7AT
3 St Ann's Alley, Manchester, M2 6AJ
Advertising Right Out Side 56, King Street, Manchester, M2 3NQ
Ground Floor, 39 - 43 King Street, Manchester, M2 7AT
Flat 301, 56 Cross Street, Manchester, M2 7AR
Flat 205, 56 Cross Street, Manchester, M2 7AR
Flat 204, 56 Cross Street, Manchester, M2 7AR
Flat 203, 56 Cross Street, Manchester, M2 7AR
Flat 202, 56 Cross Street, Manchester, M2 7AR
Flat 201, 56 Cross Street, Manchester, M2 7AR
Flat 305, 56 Cross Street, Manchester, M2 7AR
Flat 304, 56 Cross Street, Manchester, M2 7AR
Flat 303, 56 Cross Street, Manchester, M2 7AR
Flat 302, 56 Cross Street, Manchester, M2 7AR
Second Floor, National House, 36 St Ann Street, Manchester, M2 7EL
35 King Street, Manchester, M2 7AT
39 - 43 King Street, Manchester, M2 7AT
52 Cross Street, Manchester, M2 4JR
33A Cross Street, Manchester, M2 1NL
Second Floor, James Binney House, 52 Cross Street, Manchester, M2 7AR
First Floor, James Binney House, 52 Cross Street, Manchester, M2 7AR
Basement, 37 King Street, Manchester, M2 7AT
Fourth Floor, 49 King Street, Manchester, M2 7AY
Third Floor Front, 49 King Street, Manchester, M2 7AY
Sixth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Third Floor, National House, 36 St Ann Street, Manchester, M2 7LE
First Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Ground Floor Basement And Mezzanine Floor, 34 St Ann Street, Manchester, M2 7LE
Third Floor Rear, 49 King Street, Manchester, M2 7AY
34 St Ann Street, Manchester, M2 7LE
St Anns Church, St Ann Street, Manchester, M2 7LF
37 King Street, Manchester, M2 7AT
3 St Ann's Churchyard, Manchester, M2 7LN
33 Cross Street, Manchester, M2 1NL
49 King Street, Manchester, M2 7AY
Third Floor, James Binney House, 52 Cross Street, Manchester, M2 7AR
Sixth Floor, 49 King Street, Manchester, M2 7AY
Fifth Floor, 49 King Street, Manchester, M2 7AY
Second Floor, 49 King Street, Manchester, M2 7AY
First Floor, 49 King Street, Manchester, M2 7AY
Veincentre Ltd, Fourth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Fifth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Mezzanine Floor, 33 Cross Street, Manchester, M2 1NL
First Floor, 33 Cross Street, Manchester, M2 1NL
51 King Street, Manchester, M2 7AZ
47 King Street, Manchester, M2 7AY
44 Cross Street, Manchester, M2 7AR
46 Cross Street, Manchester, M2 7AR
42 Cross Street, Manchester, M2 7AR
COS, 30 St Ann Street, Manchester, M2 7LF

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 - St Anns Square Conservation Area 1970

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL