Planning

Growth & Development

Delegated officer report for planning application

Application no.	144562/LO/2025
Date registered valid:	19 February 2026
Proposal:	Listed Building Consent for internal works to remove access to the footbridge connecting 25 St Anns Street with 17 St Anns Square.
Address:	Former RBS Building, 25 St Ann Street, Manchester, M2 7LG
Ward(s):	Deansgate Ward
Applicant:	Ms Claire Perrie NatWest Group PLC
Agent (if any):	Katharine Morgan Cushman & Wakefield
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 09/04/2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 26 February 2026 Expired: 19 March 2026

Neighbour notifications
Printed: 26 February 2026 Expired: 19 March 2026

Site notice
Posted: 13 March 2026 Expired: 4 April 2026

Press advert
Published: 3 March 2026 Expired: 24 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II* listed 25 St Ann Street. The property is a three storey former bank and attached bank managers house dating from the early Victorian period. The property features a flat roof extension that is situated within an internal courtyard that the application site and Mansfield Chambers, 17-23 St Anns Square, share. The aforementioned flat roof extension provides direct access to the eastern wing of Mansfield Chambers via a modern link bridge extension. The site is currently unoccupied, having last been in use as a bank. The site is subject to a live planning permission and listed building consent for the removal of the aforementioned foot bridge, approved under permission numbers 142946/FO/2025 and 142840/LO/2025.

Listed building: Grade II*

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre's primary shopping area and St Anns Square Conservation Area. Development along Corporation Street and New Cathedral Street is primarily modern in character, dating from the late 1990s and early 2000s. Uses within this area are overwhelmingly comprised of commercial retail space, including café, restaurant, shop and drinking establishment uses. The character of built development closer to the application site within St Anns Square, St Ann Street and King Street, is historic in character being populated by a high number of Victorian and Edwardian buildings, generally in use as small scale retail and office uses. Properties of note within the street scene include the Grade I listed Church of St Ann and Grade II listed Royal Exchange to the south and north of the site.

Description of development

The application seeks listed building consent for internal works to remove access to the link bridge between the application site and Mansfield Chambers, 17 St Anns Square.

The existing open access to the link bridge would be bricked up and then skimmed with lime based plaster. Works to reinstate decorative skirting across the former opening would then be implemented.

Planning History

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

142946/FO/2025 - Removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, and associated facade reinstatement works – Application approved June 2025.

142840/LO/2025 – Listed building consent for removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, associated facade reinstatement works and internal works – Application approved June 2025.

142839/LO/2025 - Listed building consent for removal of link bridge connection between 25 St Anns Street and 17-23 St Anns Square, associated facade reinstatement works and internal works – Application approved June 2025.

077219/LO/2005/C1 – LISTED BUILDING CONSENT for the installation of new signage, internal re-fit and installation of plant equipment to third floor roof area – Approved May 2006.

077218/FO/2005/C1 – Installation of new plant equipment to third floor roof – Approved May 2006.

025599 – LISTED BUILDING CONSENT Construction of bridge access link at 1st.floor level – Approved December 1985.

F09053/LB – LISTED BUILDING CONSENT Construction of mezzanine floor in existing ground floor clerks area at rear of banking hall, including fire screens, interview rooms, modifications to foyer and security screens to provide extra office space – Approved October 1978.

Consultations & Notification Responses

Publicity – A site notice and press notice were issued, neighbouring properties were notified of the proposals by letter. No representations were received.

Historic England – No objection.

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 EC1 – Employment and Economic Growth in Manchester
- 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

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

<u>Impact upon the Heritage Asset</u>

25 St Ann Street, a former bank and attached bank manager's residence, is a Grade II* listed building. The site was still in active use as a bank up until 2022, with it now having been unoccupied since then. As a result of this extended period of vacancy, internal areas have suffered from neglect, with water ingress being an issue in several locations, as well as mould. The bank dates from the early Victorian period though its internal spaces have been subject to

some modernisation, this includes the installation of a mezzanine floor, as well as a link bridge to the eastern wing of the neighbouring Mansfield Chambers, 17-23 St Anns Square.

It is understood that the application site is to be sold on. The live permissions on site would have originally seen the link bridge access removed entirely, with associated façade reinstatement works to take place after. This would then allow the demise of each listed building to be clear for easier future sale. To reach a quicker solution in clearly separating the demise of each listed building, it is now proposed to retain the bridge access but block through access, thereby effectively separating the two properties.

The proposed works would largely only concern non-original fabric. Notwithstanding this, it is acknowledged that skirting will have to be reinstated across the former opening, as such in order to ensure appropriateness, it is necessary to condition any such works so that a methodology and material samples of the work are provided to the Local Planning Authority. Subject to such a condition, the proposals are considered to have a neutral impact on the significance of the listed building, with all alterations being reversible and not preventing the future removal of the aforementioned link bridge.

Heritage Assessment and Conclusion

In light of the above, subject to appropriate planning condition, the proposal has been found to be acceptable, having a neutral impact on the historical significance of the Grade II listed building. The proposal is therefore in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis permission 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 acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

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:

- Location Plan MAN171367
- E7480-GA-MZ Rev D: Mezzanine Floor Plan Proposed Separation Works (Received 13/02/2026)
- E7480-GA-EL Rev D: Elevations Existing and Proposed Separation Works (Received 19/02/2026)
- Site Photographs (Prepared by NatWest Group; Received 13/02/2026)

o Covering Letter (Prepared by Cushman & Wakefield; Dated 19/11/2025)
o Planning, Design and Access Statement (Prepared by Cushman & Wakefield; Dated November 2025)
o Planning and Heritage Statement (Prepared by Cushman & Wakefield; Dated February 2026; Received 13/02/2026)

Stamped as received by the City Council as Local Planning Authority on 19/11/2025 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 commencement of any works to close the bridge access, as shown on drawing no. E7480-GA-EL Rev D, final details, including a proposed methodology and material samples, on the reinstatement of skirting boards across the opening to be bricked up, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

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
Historic England (North West)

28 - 34 Cross Street, Manchester, M2 7AQ
Advertising Right At The Junction Cross Street, St Ann Street, Manchester, M2 7LG
Seventh Floor, 26 Cross Street, Manchester, M2 7AQ
Sixth Floor, 26 Cross Street, Manchester, M2 7AQ
Second Floor, National House, 36 St Ann Street, Manchester, M2 7EL
First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF
Fourth Floor Left, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Front, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor Rear, Alliance House, 30 Cross Street, Manchester, M2 7AQ
28 Cross Street, Manchester, M2 7AQ
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
Fifth Floor, 26 Cross Street, Manchester, M2 7AQ
Fourth Floor, 26 Cross Street, Manchester, M2 7AQ
Third Floor, 26 Cross Street, Manchester, M2 7AQ
Basement, Alliance House, 30 Cross Street, Manchester, M2 7AQ
34 St Ann Street, Manchester, M2 7LE
St Anns Church, St Ann Street, Manchester, M2 7LF
Ground Floor And First Floor, 28 - 34 Cross Street, Manchester, M2 7AQ
Santander, Ground Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Corbieres, Half Moon Street, Manchester, M2 7PB
Alliance House, 30 Cross Street, Manchester, M2 7AQ
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
Fourth Floor, Alliance House, 30 Cross Street, Manchester, M2 7AA
17 - 23 St Ann's Square, Manchester, M2 7PW
Third Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Veincentre Ltd, Fourth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
Fifth Floor, National House, 36 St Ann Street, Manchester, M2 7LE
36 Cross Street, Manchester, M2 7AQ
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
First Floor, 26 Cross Street, Manchester, M2 7AQ
Eighth Floor, 26 Cross Street, Manchester, M2 7AQ
Second Floor, 26 Cross Street, Manchester, M2 7AQ

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 (Middle) -

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