MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143582/LO/2025
Date registered valid:	6 October 2025
Proposal:	Listed building consent for the installation of rooftop plant.
Address:	The Paramount, 33 - 35 Oxford Street, Manchester, M1 4BH
Ward(s):	Deansgate Ward
Applicant:	Mr Paul Curran JD Wetherspoon PLC
Agent (if any):	Harrison Ince Harrison Ince Architects Ltd
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	24/11/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 10 October 2025

Standard consultations:
Printed: 10 October 2025 Expired: 31 October 2025

Neighbour notifications
Printed: 10 October 2025 Expired: 31 October 2025

Site notice
Posted: 10 October 2025 Expired: 31 October 2025

Press advert
Published: 14 October 2025 Expired: 4 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the roof area of the Paramount at 33 - 35 Oxford Street. The Paramount itself is not a listed building, however it shares a roof with the adjoining Grade II listed 116 and 118 Portland Street dated to c. 1860-80. Its significance derives partly from its former warehouse use and role in Manchester's industrial history, as well as its architectural features. The building is constructed in the Italian Renaissance style, featuring red brick with sandstone dressings. Detailing includes an arcaded ground floor with round-headed arches, banded brick piers and moulded stone, plinths, prominent modillioned cornice, no. 2 small open-pedimented dormers and central chimney stack.

The roof features modern renovations including areas designated for plant and equipment associated with the use below.

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

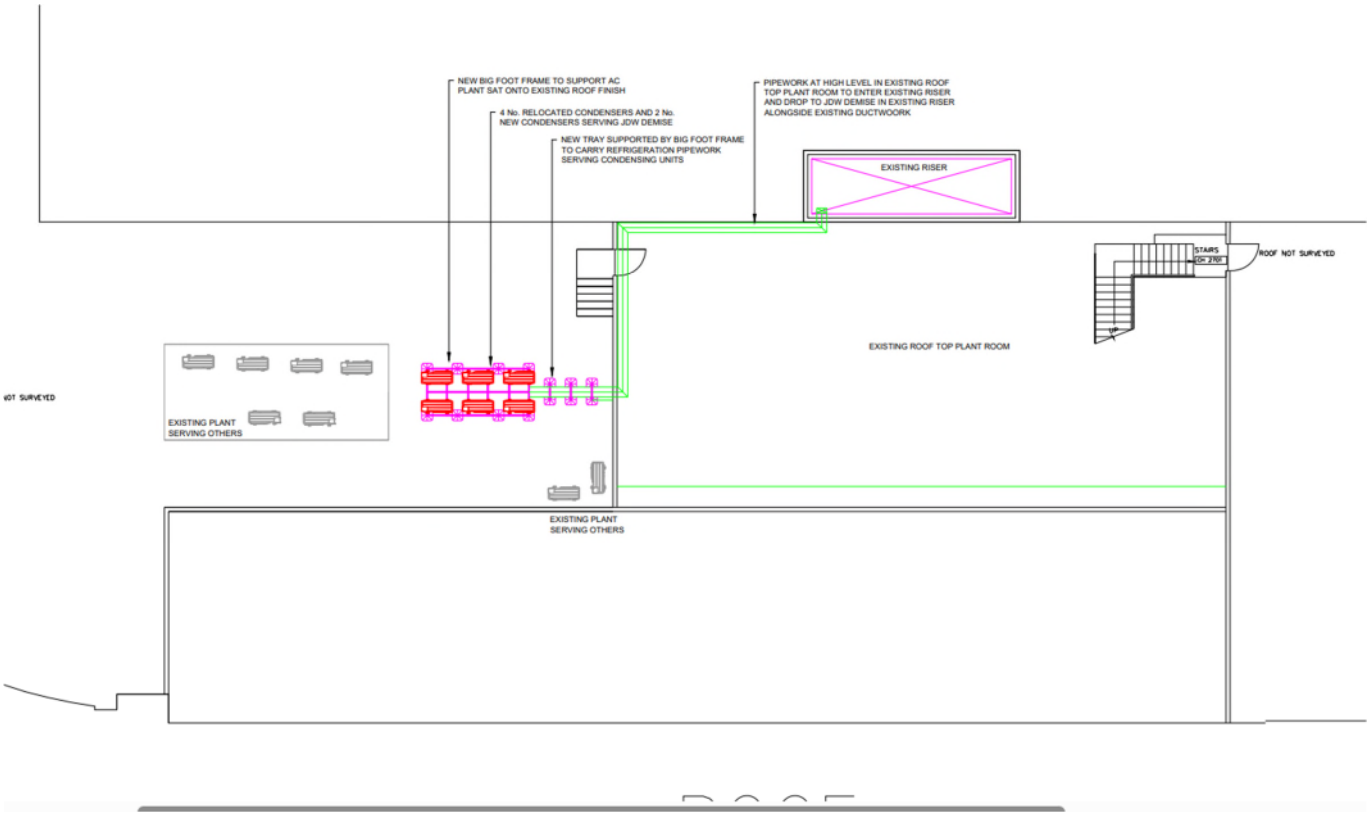
Description of area

The application site is located within the George Street Conservation Area and adjacent to the Whitworth Street Conservation Area, making a positive contribution to their character. The site is within the vicinity of a number of other Grade II listed building that similarly contribute to the Conservation Areas' significance, including the Princes Building, nos. 110-114, and 127-133 Portland Street, no. 32 Dickinson Street, and no. 61 Oxford Street.

The site is within a City Centre location in proximity to St Peter's Square and Oxford Road, and is a highly visible location. Surrounding uses include offices, hotels, shops, restaurants and drinking establishments.

Description of development

Listed building consent is sought for the proposed relocation of 4no. existing MITSUBISHI ELECTRIC PUZ-ZM250YKA2 condenser units and the installation of 2no. new PUZ-ZM125YDA condenser units to the rooftop plant area of the public house.



These units are to be consolidated, and grouped together, mounted on a 'big foot' frame system to support the ducting run which would direct the refrigeration pipework into the existing rooftop plant room, and down a riser within.

The approximate area of the proposal-specific site is 8m^2 and the condenser units are to be grouped together to minimise their footprint.

The application is being considered alongside 143420/FO/2025 which seeks planning permission for the installation of this rooftop plant. This application considers only the direct harm to the listed building and harm to the setting of adjacent listed buildings and the character of the conservation area is considered in the above planning application.

Consultations & Notification Responses

<u>Notification:</u>
Occupiers of neighbouring buildings were notified of the proposal via notification letters. No representations have been received.

<u>Advertisement:</u>
The application was advertised by site notice and in the local press as affecting a listed building and the character of a conservation area. No representations have been received.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone
- JP-Strat2 – City Centre
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester
- SP1 – Spatial Principles
- CC9 – Design and Heritage
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester
- DC18 – Conservation Areas
- DC19 – Listed Buildings

NPPF
- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990
- Sections 16

Issues

Impact upon the Heritage Asset

Given the proposed siting away from the frontage of the listed building onto Portland Street, the proposal would not be visible within the street scene and would not be seen together with any of the building's architectural detailing which contribute to its significance.

The works further have negligible impact on historic fabric and would moreover be reversible, mitigating against permanent harm. The heritage statement states that all plant equipment is to be mounted using non-invasive fixings (via the Big Foot frame system) and routed via existing services zones where possible, avoiding new penetrations through historic fabric. A condition will be attached to any consent granted requiring submission of final details of any penetrations and fixings associated with plant and routing the condenser units.

In consideration of the above, the proposed works are considered to result in negligible harm to the significance of the listed building.

Assessment of Harm

On the basis of the above it is considered that, the proposal would have a neutral impact on the listed building's significance. As such it is not necessary to weigh the proposal's impact against its public benefits as required by Section 16 of the NPPF.

In consideration of the above and subject to conditions, the proposed works are considered to not have an unacceptable adverse effect on the listed asset's architectural and historic character.

In addition on the above basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Conclusion

On the above basis the proposal is considered to comply with the requirements set out in Places for Everyone Policies JP-Strat2, JP-P1, and JP-P2; Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC18 and DC19; and sections 12 and 16 of the NPPF as well as meeting the statutory test to preserve required under Sections 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

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

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, received by Manchester City Council as the Local Planning Authority on 29/07/2025:

[Location Plan]
2459 M101 Rev: 0
2459 M102 Rev: 0
DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to PfE Policies JP-Strat2, JP-P1, and JP-P2; Core Strategy policies SP1, CC9, EN1, EN3, and DM1; saved UDP policies DC18 and DC19; Sections 12 and 16 of the NPPF; and Section 16 of the Listed Buildings and Conservation Areas Act 1990

3)
Notwithstanding the details as set out in condition 2 above, full and final details of the penetrations and methods for their undertaking for the installation of the condenser units, the Big Foot frame system or any associated routing as well as any works making good shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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 PfE Policies JP-Strat2, JP-P1, and JP-P2; Core Strategy policies SP1, CC9, EN1, EN3, and DM1; saved UDP policies DC18 and DC19; Sections 12 and 16 of the NPPF; and Section 16 of the Listed Buildings and Conservation Areas Act 1990

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Buildings Suite 1D To 1E And 2F04, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 1A To 1C, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Advertising Right JC DeCauxOutside 33 - 35, Oxford Street, Manchester, M1 4BH
34 Oxford Street, Manchester, M1 5EL
Eden & Co Solicitors, 26 Oxford Court, Manchester, M2 3WQ
Third Floor, 15 Oxford Court, Manchester, M2 3WQ
Basement Suite Ba And Ground Suite Ga, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suites 2C And 2D And 2E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3D, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3F, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suites 2A 2B And 3B2, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3b1, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 1da, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3E, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3C, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
Buildings Suite 3A, Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
31 Oxford Street, Manchester, M1 4BH
Column 11 Opposite Portland Hotel, Portland Street, Manchester, M1 3ZZ
131 Portland Street, Manchester, M1 4PY
Manchester Travel Inn Metro, 112 - 114 Portland Street, Manchester, M1 4WB
15 Oxford Court, Manchester, M2 3WQ
116 Portland Street, Manchester, M1 4RL
Unit 3A, 116 Portland Street, Manchester, M1 4RL
Portland Buildings, 127 - 129 Portland Street, Manchester, M1 4PZ
110 Portland Street, Manchester, M1 4RL
Basement And Ground Floor, 131 Portland Street, Manchester, M1 4PY

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 - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL