

## Planning

## Growth & Development

### Delegated officer report for planning application

|                                |                                                                                                                              |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Application no.</b>         | 145098/FO/2026                                                                                                               |
| <b>Date registered valid:</b>  | 3 February 2026                                                                                                              |
| <b>Proposal:</b>               | Elevational alterations to sixth-floor terrace.                                                                              |
| <b>Address:</b>                | 39 Booth Street, Manchester, M2 4AA                                                                                          |
| <b>Ward(s):</b>                | Deansgate Ward                                                                                                               |
| <b>Applicant:</b>              | LW GBS Limited (09379880)                                                                                                    |
| <b>Agent (if any):</b>         | Mr Andrew Leaver Tp Bennett                                                                                                  |
| <b>Case officer:</b>           | Sam Elliott<br>Tel: 0161 219 2856<br>Email: <a href="mailto:sam.elliott@manchester.gov.uk">sam.elliott@manchester.gov.uk</a> |
| <b>Recommendation:</b>         | Approve                                                                                                                      |
| <b>Date of recommendation:</b> | 30/03/2026                                                                                                                   |

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 09 March 2026

**Standard consultations:**

Printed: 9 February 2026 Expired: 2 March 2026

**Neighbour notifications**

Printed: 9 February 2026 Expired: 2 March 2026

**Site notice**

Posted: 09 March 2026 Expired: 30 March 2026

**Press advert**

Published: 17 February 2026 Expired: 10 March 2026

**Departure from Development Plan:** No

**Environmental Statement:** Not required

### **Description of site/building**

The site is an existing 7 storey office building located along Booth Street. It includes a level 06 terrace which fronts onto West Mosely Street and directly overlooks the Town Hall and several surrounding office buildings.

The terrace is paved, with the level 06 elevation facing West Mosley Street comprised of double height glazing with slimline mullions. It currently features 2no. doors to the terrace area.

**Listed building:** Not applicable

**Conservation area:** Upper King Street (Extension) Conservation Area 1985

**Tree Preservation Order:** Not applicable

### **Description of area**

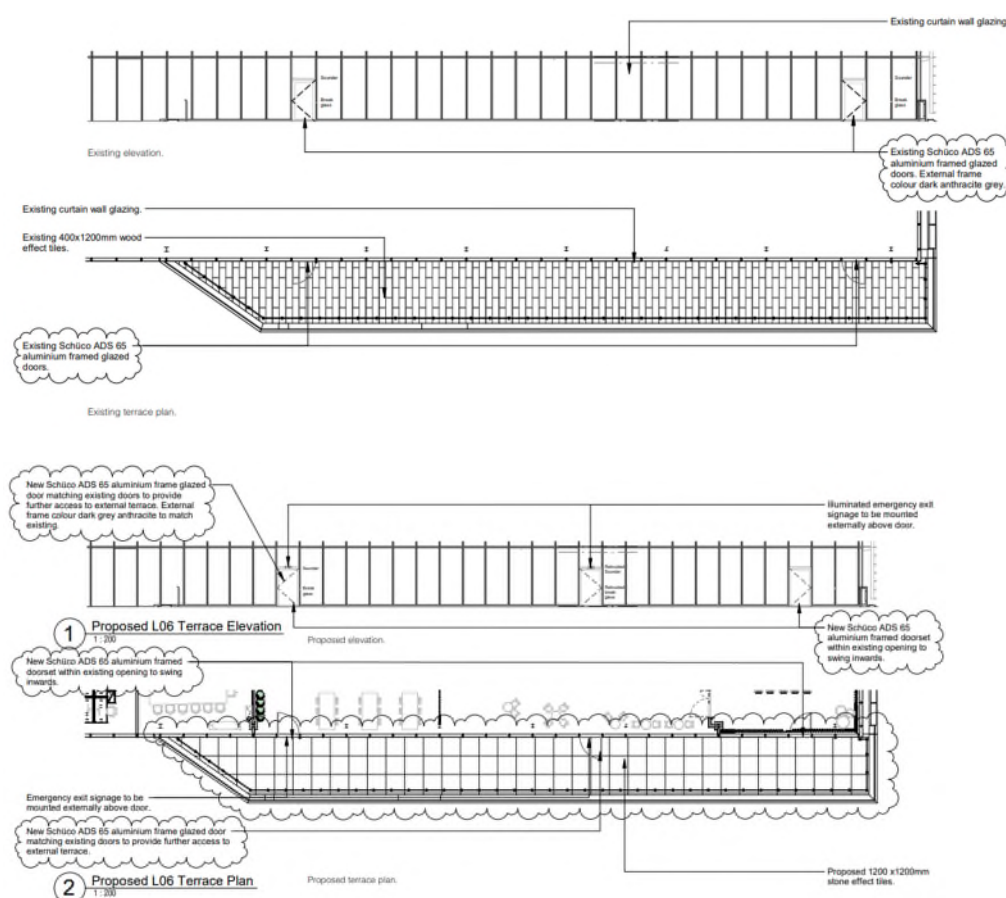
The proposed development site is located in the a dense urban environment, surrounded by a mix of commercial, civic, and institutional buildings. The building is not listed but is located within the Upper King Street Conservation Area. The building is in close proximity to the Grade II listed Waldorf House and the Grade I listed Manchester Art Gallery. The site is also in the immediate vicinity of George Street Conservation Area and Albert Square Conservation Area.

### **Description of development**

Planning permission is sought for elevational alterations to the 6<sup>th</sup> floor to allow greater use of the terrace space.

These works consist of the addition of a new inward opening Schüco ADS 65 door to the curtain walling of level 06 to match the existing and the reconfiguration of the existing Schüco ADS 65

doors to be inward opening to enable the capacity of the terrace to be greater than 60 people under the fire strategy. The frames of the new door would be in dark grey anthracite to match the existing.



There would be new fixed external up lighting to the terrace, new emergency exit signs and the existing wood effect tiles would be replaced with wood effect tiles.

## **Consultations & Notification Responses**

Highways

No objection.

Environmental Health

No objection, subject to additional measures to control noise:

- Signage outlining noise policy
- Tenant communication to inform of noise policy
- Noise monitoring by staff
- Access control

## **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
- EC1 – Employment and Economic Growth in Manchester
- EC3 – The Regional Centre
- CC1 – Primary Economic Development Focus: City Centre and Fringe
- CC5 – Transport
- 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
- DC26 – Development and Noise

## NPPF

- Section 6 (Building a Strong, Competitive Economy)
- Section 7 (Ensuring the Vitality of Town Centres)
- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

## Listed Buildings and Conservation Areas Act 1990

- Sections 66 & 72

## Principle of Development

The proposed works would facilitate expanded use of the office building's underused terrace, intensifying the use of the land within the City Centre and enhancing the working environment for the businesses occupying floors with access to the open-air amenity space. As a result, the building would be more attractive to existing occupants within the building and potential future occupiers, increasing the quality of the City's office offer and attractiveness as a place to work.

The proposals are therefore considered to be in accordance with PfE Policy JP-Strat 2, Core Strategy policies SP1, EC1, EC3, and CC1, as well as Sections 6 and 7 of the National Planning Policy Framework. There is therefore no objection to the principle of the application subject to an assessment of the design, heritage and amenity impacts.

## Issues

### Visual Amenity

In consideration of the various long-range and short-range views from which the alterations would be visible, the proposed works would have little visual impact given the limited scope of the works, the height of terrace and the setback of the curtain walling behind the parapet.

The proposed additional door would be a product match to the existing doors within the curtain walling, and it is recommended that a condition is attached to the decision notice to ensure this, as well as an RAL colour match to the existing door frames.

In view of the above, the proposed works are considered to have an acceptable visual impact on the building's roofscape and to comply with PfE Policies JP-Strat2 and JP-P1; Core Strategy Policies SP1, EN1 and DM1; as well as Section 12 of the NPPF.

## Heritage

The alterations would be restricted to the West Mosley Street-facing elevation and would not be visible from the Grade I listed Manchester Art Gallery. For the reasons outlined in the section above, they would moreover result in a neutral impact on the setting of the nearby Grade II Waldorf House and would not detract from the architectural and historical character of the Upper King Street Conservation Area, nor harm views within the setting of the adjacent Albert Square or George Street Conservation Areas.

No harm to the character of the Upper King Street Conservation Area, the adjacent Albert Square or George Street Conservation Areas, nor the setting of nearby listed buildings has been identified. Therefore, the requirement of assessing any harm against public benefits in line with paragraph 215 of the NPPF is not required.

On this basis, the proposal is considered to meet the statutory test to preserve as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The proposal is moreover considered to be in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policies CC9, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19; and Section 16 of the NPPF as they relate to the preservation and enhancement of the settings of conservation areas and listed heritage assets.

## Highways Impact

MCC Highways Services have reviewed the scheme and are satisfied that due to the size of the overall space on the sixth floor, the additional occupancy capacity is not expected to have an unacceptable impact on the highway network. Additionally, due to the location being on the sixth floor of the building, the proposed lighting will not have an unacceptable impact on the highway network.

Highways recommend a condition for a CMP is attached to any approval. However, given the scale of the works this is not considered necessary. It is recommended that the applicant is advised to engage with MCC Highways Services on licensing and temporary pedestrian/traffic management via informative.

The proposal is therefore considered to comply with PfE Policies JP-C5 and JP-P1; Core Strategy Policies CC5, T1 and DM1; and Section 9 of the NPPF as they relate to highways and sustainable transport.

## Lighting

MCC Environmental Health have reviewed the scheme and raised no concern regarding the proposed uplighting or illuminated exit signs. The proposal is within an illuminated City Centre environment and due to the position and extent of the proposed lighting this is not considered to potentially result in unacceptable disamenity by virtue of light pollution.

The proposal is therefore considered to comply with Core Strategy Policies SP1 and DM1 as they relate to amenity.

## Noise

MCC Environmental Health have reviewed the scheme and raised no concern regarding noise from the terrace area. As the terrace is an existing feature of the building the proposal for

expanded use is not considered rise to any unacceptable impacts on amenity by virtue of noise, in accordance with Core Strategy Policy DM1 and saved UDP Policy DC26.

## Conclusion

The principle of development is accepted, and the proposal is found to be acceptable with respect to visual impact, heritage and amenity considerations. The proposed development is therefore compliant with Places for Everyone policies JP-Strat2, JP-P1 and JP-P2; Core Strategy policies SP1, EC1, EC3, CC1, CC5, CC9, EN1, EN3, DM1; saved UDP policies DC18, DC19 and DC26; Sections 6, 7 12 and 16 of the NPPF; as well as being in line with Sections 66 and 72 of the Listed Buildings 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 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**

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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

1. Time

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 91 of the Town and Country Planning Act 1990.

## 2. Plans

The development hereby approved shall be carried out in accordance with the location plan referenced U8906 TPB ZZ ZZZ DR ID 041002 S2 P01 and the heritage statement both received 03/02/2026, as well as the following plans and documents received 06/03/2026:

U8906 TPB ZZ L06 DR ID 041002 S2 P02  
U8906 TPB ZZ L06 DR ID 041003 S2 P03  
U8906 TPB ZZ L06 DR ID 044001 S2 P02  
U8906 TPB ZZ L06 DR ID 044002 S2 P02  
U8906 TPB ZZ ZZZ DR ID 042001 S2 P02  
U8906 TPB ZZ ZZZ DR ID 042002 S2 P02  
LWM-SK-001 P02  
U8906-TPB-ZZ-ZZZ-TR-ID-S30001-S2-P02 [Design and Access Statement]

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Places for Everyone policies JP-Strat2, JP-P1 and JP-P2; Core Strategy policies SP1, EC1, EC3, CC1, CC5, CC9, EN1, EN3, DM1; saved UDP policies DC18, DC19 and DC26; Sections 6, 7 12 and 16 of the NPPF; as well as being in line with Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

## 3. Door Material

The additional door hereby approved shall be the Schüco ADS65 Aluminium Door model specified in the appendix of the design and access statement referenced: U8906-TPB-ZZ-ZZZ-TR-ID-S30001-S2-P02 and the frames shall be an RAL colour match to the existing doors to the level 06 terrace.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with PfE Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC9, EN1, EN3 and DM1; saved UDP policies DC18 and DC19; Section 16 of the NPPF; as well as Section 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

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## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health

Sixth Floor, 61 Mosley Street, Manchester, M2 3HZ  
Fifth Floor, 61 Mosley Street, Manchester, M2 3HZ  
Fourth Floor, 61 Mosley Street, Manchester, M2 3HZ  
Third Floor, 61 Mosley Street, Manchester, M2 3HZ  
Second Floor, 61 Mosley Street, Manchester, M2 3HZ  
First Floor, 61 Mosley Street, Manchester, M2 3HZ  
Department For Work And Pensions, 58 Mosley Street, Manchester, M2 3HZ  
Sainsbury's, 58 Mosley Street, Manchester, M2 3HZ  
59 Mosley Street, Manchester, M2 3HZ  
61 Mosley Street, Manchester, M2 3HZ  
Ground Floor, 59 Mosley Street, Manchester, M2 3HZ  
Permanent House, 71 Mosley Street, Manchester, M2 3JN  
71 Mosley Street, Manchester, M2 3JN  
Ground Floor, Permanent House, 71 Mosley Street, Manchester, M2 3HR

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Conservation Area - Upper King Street (Extension) Conservation Area 1985  
Area Team Boundary - Name: CENTRAL