

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143241/LO/2025

Date registered valid: 17 June 2025

Proposal: Listed Building Consent for internal and external alterations including the demolition and remodelling of existing outriggers to facilitate the creation of two, four-bedroom dwellinghouses;

Address: 8 - 8A St John Street, Manchester, M3 4DU

Ward(s): Deansgate Ward

Applicant: Anthony and Callum Ford

Agent (if any): Mrs Katarzyna McMaster Enabl

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@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: 29 July 2025

Standard consultations:

Printed: 26 June 2025 Expired: 17 July 2025

Neighbour notifications

Printed: 26 June 2025 Expired: 17 July 2025

Site notice

Posted: 27 June 2025 Expired: 18 July 2025

Press advert

Published: 1 July 2025 Expired: 22 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St John Street Conservation Area 1970

Tree Preservation Order: Not applicable

This application relates to the Grade II listed three storey properties with basement at No.8 and 8a St John Street. The building is a former Georgian townhouse and is currently vacant, but the most recent use was as offices (Use Class E).

The building is completed in mix red brick with timber sash windows. Both properties have stepped entrances, No.8 features an entrance canopy with columns and No.8A has an arched brick detail.

There is an external courtyard to the rear of the buildings which is bound by Longworth Street and Artillery Street. This area previously had significant vegetation including sycamore and birch trees.

Description of area

The site is located within the St John Street Conservation Area which is characterised by Georgian townhouses. St John Street consist of a mix of residential uses or small-scale Class E office and administrative uses.

To the east of the site is Deansgate, including the Grade II listed Deansgate Terrace consisting of a varying commercial and retail uses. Larger scale commercial development lies to the north and east towards the heart of the City Centre. To the south/south-west smaller scale residential

development is present, with St John's Gardens lying to the west of the site across Byrom Street.



Figure 1 – Front elevation of listed building



Figure 2 – Land to rear of listed building for new dwelling.

Description of development

Listed Building Consent is sought for internal and external alterations to No.8 and 8a St John Street:

External works

- Repair and refurbishment of windows (front and side elevation) with the installation of glazing bars
- Partial demolition of outriggers and erection of part two storey/part single storey rear extensions
- Replacement of brick to the rear elevation of the existing outrigger
- New openings to rear elevation of retained outrigger
- Installation of slate roof tiles and lead membrane
- Refurbishment of portico and entrance
- Retention of existing stained-glass window
- Erection of 3.5m high boundary wall with garage doors accessible via Longworth Street that would adjoin the new dwelling (applied for under full planning permission).

Internal works

- Demolition of modern partitions and fittings associated with the office use
- Installation of partitions to create a typical residential layout to reinstate original townhouse floorplan
- New moisture resistance ceilings to bathrooms
- Installation of new staircases
- Replacement balustrading to retained staircase

- Retention, repair and reuse of historic features such as ceilings, floorboards, basement flags/tiles, walls, joinery and fireplaces.
- Installation of roof vents (if existing chimneys are not able to be used for ventilation)



Figure 3 – St John Street elevation



Figure 4 – Rear elevation of 8-8a St John Street



Figure 5 – Longworth Street elevation

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Historic England advised they are not providing advice.

Relevant planning applications

143240/FO/2025 - Change of use from offices (Use Class E) to residential accommodation comprising of two x four-bedroom dwellinghouses (Use Class C3a) including the demolition of existing outriggers and the erection of a replacement rear extension with associated amenity space; Erection of two storey, four-bedroom residential dwellinghouse (Use Class C3a) fronting Artillery Street with associated amenity space

Decision: To be approved alongside this application

Relevant Planning History

127944/FO/2020 - The change of use of 8/8A St John from offices (B1) to residential accommodation comprising of two four-bed dwellings (C3) including the demolition of existing

outriggers and the erection of a replacement rear extension; and the erection of a new four-bed residential dwelling (C3) at the rear of the existing property at 8 and 8A St John Street.

Decision: Approved August 2021

127945/LO/2020 - LISTED BUILDING CONSENT for works associated with the change of use of 8/8A St John from offices (B1) to residential accommodation comprising of two four-bed dwellings (C3) including the demolition of existing outriggers and the erection of a replacement rear extension; and the erection of a new four-bed residential dwelling (C3) at the rear of the existing property. Decision: Approved August 2021

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-P1 - Sustainable Places
- 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 CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

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 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing 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.

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.

Issues

Impacts on listed building

External works

The Grade II Listed Building is a Georgian townhouse, and the proposal seeks the repair and refurbishment of the sash windows. The extent of repairs is subject to further surveys, but a methodology and sample of each repair would be approved through condition. The proposal would install double glazing and reinstate glazing bars with a mix of 3 over 6 and 6 over 6 sashes. This would be appropriate and sympathetic to the Georgian character of the listed building and would provide a clear heritage benefit.

The side/rear of the listed building fronting Longworth Street forms part of one of the former terrace properties which was subsumed into 8 St John Street in the 20th century. The rear/demolished elevation was rebuilt in modern brown brick with new openings.

The west elevation includes a three-storey projecting square and plain three storey addition which dates to the 18th to 19th century as shown in the first image within Figure 6. The central image below shows a two-storey outrigger that was altered in the late 19th century to include the current staircase. This elevation includes a stained-glass window.

The far-right image within Figure 6 is the rear elevation of the former terrace house on Longworth Street which is fragmentary. The distinction between the rear elevation with modern brown brick is clearly visible, the elevation is partially painted, a later replacement window and a blocked-up window.



Figure 6 – Existing photographs of rear/side projections

In summary the outriggers and later additions have historic interest some as a secondary elevation and through displaying the sense of hierarchy of the townhouses. The level of historic interest is limited due to the later additions, but it reflects the tight urban grain and evolution of the dwellinghouses.

Due to internal constraints, it was not feasible to retain the existing outriggers within their current condition. The proposal includes the partial demolition of later addition outriggers and the erection of part two storey and part single storey rear extensions that would result in less than substantial harm to the listed building.

The design of the part two storey extension would have a single pitched roof and would be of a similar scale and form to the existing outrigger. The single storey extension would have a flat roof resulting in a contemporary appearance. Both extensions would be constructed in red brick, and

the use of natural stone would create a banding that links the extensions resulting in a coherent appearance.

The existing stained-glass window to the side elevation of the outrigger would be retained and reinstated within the new rear extension. The portico and entrance areas are to be refurbished.

There are areas of brickwork across the listed building that is in a poor condition with evidence of spalling, damp ingress and cracking. There are also former openings infilled, painted brickwork, later addition windows and cluttered drainage pipes. The repointing of existing brickwork, replacement brickwork and installation of new openings would significantly improve the appearance of the rear elevation of the listed building and would provide a heritage benefit.

Notwithstanding the less than substantial harm following the partial demolition of the outriggers, the erection of the rear extensions and associated external repairs to existing brickwork, would create a coherent rear elevation that would contribute positively and enhance the appearance of the St John Street conservation area.



Figure 7 – Existing rear elevation of listed building



Figure 8 – Proposed rear elevation of listed building

Ventilation for the dwellinghouses within the listed building would be through existing chimneys if possible or alternatively through vents incorporated into the new proposed slate roof tiles. Subject to further surveys into the chimneys and prior to the installation of any new vents, the finalised details including a sample and exact locations would be approved through planning condition.

The boundary wall would be a continuation of the stone banding/parapet line from the new dwelling subject of planning permission 143240/FO/2025 and would adjoin the side of the listed building. The boundary treatment would introduce a built form to the back of the pavement that would reinstate the historic urban grain.

Internal works

The previous office use contained unsympathetic modern fixtures and fittings such as suspended ceilings, skirting boards and doors. The removal of these unsympathetic modern elements is welcomed and during the further internal strip out the Local Planning Authority have suggested a watching brief is submitted for approval.

In the event any further original features or finishes are discovered there would be hold points and a methodology for the refurbishment and repair of that feature would require approval. Any historic feature identified should be retained and through planning condition a full record of the

extent of original features would be submitted for approval. The removal of modern additions and reinstatement of historic features would be a heritage benefit.

The new partitions would improve the legibility of the internal layout and reinstate the Georgian townhouse typical layout that would respond positively to the listed buildings original use. The installation of partitions would result in negligible harm.

Majority of rooms would retain historic ceilings. However, suspended moisture resistance ceilings to bathrooms would result in a low level of less than substantial harm to the listed building.

The reintroduction of staircases to each townhouse would have a negligible impact on the listed building. The final design and replacement balustrading to the retained staircase is to be submitted for approval through condition.

An original fire surround was found within the basement. The full and final details of the relocation and restoration/treatment of the fireplace shall be submitted for approval.

The methodology and detailed conservation specification for the repair and finish of each historic feature shall be submitted for approval. This would include where possible sample repairs. This refers to features such as the gutter and rainwater pipe, floorboards, internal plaster, repointing of mortar, basement flags, and fireplaces.

There would also be joinery repairs and reinstatement including new panelled doors, works to existing shutters, architraves and skirtings. The repair of all historic features should be subject to the detailed methodology and product specifications, and the repairs would be a heritage benefit following the removal of modern elements.

The original proposal included reference to the tanking of the basement which would result in harm to the listed building and has been removed from the proposal. Within the basement there is evidence of modern lime plaster and painted walls.

Following further soft strip out works, the condition of the walls should be surveyed and where possible brickwork would be left exposed. A cleaning specification and methodology should be submitted for approval. The removal of modern finishes and exposed brickwork would provide a clear heritage benefit.

The final details of the mechanical and electrical strategy are to be submitted through condition.

Heritage Assessment

There would be a low level of less than substantial harm to the listed building through the partial demolition of outriggers and the installation of internal suspended ceilings to bathrooms.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

There are public benefits to the scheme through securing a viable and sustainable use for the listed building through its return to residential use which is consistent with the listed building's original purpose.

The development would provide two dwellinghouses and contribute towards Manchester's housing growth targets.

There are heritage benefits through the removal of unsympathetic modern alterations, repairs of historic features, exposed brickwork in basement, reinstatement of glazing bars, and the reinstatement of traditional residential layouts that would improve the buildings architectural legibility.

The scheme would also contribute positively to the St John Street conservation area by sustaining the residential character and reinstating the historic urban grain to the rear of the listed building through the installation of a boundary wall.

The low level of less than substantial harm is considered to be outweighed by the public and heritage benefits outlined above, in accordance with paragraph 215 of the NPPF.

To mitigate any harm there should be conditions for a detailed methodology for the demolition of outriggers, removal and reinstatement of stained-glass window and repairs of historic features.

In light of the above assessment, the proposal therefore complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (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

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:

- B2 Proposed West Elevation: 1084-TGA-B2-ZZ-DR-A-95513-P08

Received by the Local Planning Authority on 21 January 2026

- Roof Ventilation and Window System Proposal: 1084-TGA-XX-XX-RP-A-FI_10_10-00102

Received by the Local Planning Authority on 14 January 2026

- B2 Proposed North Elevation: 1084-TGA-B2-ZZ-DR-A-95510-P08
- B2 Proposed South Elevation: 1084-TGA-B2-ZZ-DR-A-95512-P08
- B2 Proposed East Elevation: 1084-TGA-B2-ZZ-DR-A-95511-P08
- B2 North Elevation - Bay Study: 1084-TGA-B2-ZZ-DR-A-95515-P04
- B1 Basement Floor - Proposed Intervention Plan: 1084-TGA-B1-B0-DR-A-95315-P05

All received by the Local Planning Authority on 20 January 2026

- Proposed South Elevation - St John Street: 1084-TGA-B1-ZZ-DR-A-95501-P07

All received by the Local Planning Authority on 4 December 2025

- B1 Proposed Roof Plan: 1084-TGA-B1-RL-DR-A-95319-P06

All received by the Local Planning Authority on 1 December 2025

- Proposed East Elevation - Longworth Street: 1084-TGA-ZZ-ZZ-DR-A-95503-P07
- Proposed East Elevation - Longworth Street: 1084-TGA-B1-ZZ-DR-A-95514-P06
- Proposed Longworth Street Elevation: 1084-TGA-ZZ-ZZ-DR-A-95420-P06

All received by the Local Planning Authority on 26 November 2025

- Proposed Window Section: 25-1569 PENYARD A2

Received by the Local Planning Authority on 28 October 2025

- B1 Proposed West Elevation: 1084-TGA-B1-ZZ-DR-A-95506-P07
- B1 Proposed North Elevation: 1084-TGA-B1-ZZ-DR-A-95507-P07

All received by the Local Planning Authority on 9 September 2025

- Proposed Ground Floor Site Plan: 1084-TGA-ZZ-ZZ-DR-A-95202 P06
- B2 Ground Floor - Proposed Plan: 1084-TGA-B2-00-DR-A-95312-P06

All received by the Local Planning Authority on 7 August 2025

- Proposed Site Plan: 1084-TGA-ZZ-ZZ-DR-A-95201 P06

All received by the Local Planning Authority on 8 July 2025

- B1 Basement Floor - Demolition Plan: 1084-TGA-B1-B0-DR-A-95301-P04
 - B1 Basement Floor - Proposed Plan: 1084-TGA-B1-B0-DR-A-95302 P06
 - B1 Ground Floor - Demolition Plan: 1084-TGA-B1-00-DR-A-95304-P04
 - B1 Ground Floor - Proposed Plan: 1084-TGA-B1-00-DR-A-95305-P06
 - B1 First Floor - Demolition Plan: 1084-TGA-B1-01-DR-A-95307-P04
 - B1 First Floor - Proposed Plan: 1084-TGA-B1-01-DR-A-95308-P05
 - B1 Second Floor - Demolition Plan: 1084-TGA-B1-02-DR-A-95310-P04
 - B1 Second Floor - Proposed Plan: 1084-TGA-B1-02-DR-A-95311-P05
 - B1 Ground Floor - Proposed Intervention Plan: 1084-TGA-B1-00-DR-A-95316-P04
 - B1 First Floor - Proposed Intervention Plan: 1084-TGA-B1-01-DR-A-95317-P04
 - B1 Second Floor - Proposed Intervention Plan: 1084-TGA-B1-02-DR-A-95318-P04
 - B1 Basement Floor - Proposed Ceiling Finishes: 1084-TGA-B1-B0-DR-A-95351-P04
 - B1 Ground Floor - Proposed Ceiling Finishes: 1084-TGA-B1-00-DR-A-95352-P04
 - B1 First Floor - Proposed Ceiling Finishes: 1084-TGA-B1-01-DR-A-95353-P04
 - B1 Second Floor - Proposed Ceiling Finishes: 1084-TGA-B1-02-DR-A-95354-P04
 - B1 Basement Floor - Proposed Floor Finishes: 1084-TGA-B1-B0-DR-A-95431-P04
 - B1 Ground Floor - Proposed Floor Finishes: 1084-TGA-B1-00-DR-A-95432-P04
 - B1 First Floor - Proposed Floor Finishes: 1084-TGA-B1-01-DR-A-95433-P04
 - B1 Second Floor - Proposed Floor Finishes: 1084-TGA-B1-02-DR-A-95434-P04
 - Proposed Site Section AA: 1084-TGA-B1-ZZ-DR-A-95401-P05
 - Proposed Section BB: 1084-TGA-B1-ZZ-DR-A-95403-P05
 - B1 Proposed Section CC: 1084-TGA-B2-ZZ-DR-A-95404 P05
 - B2 First Floor- Proposed Plan: 1084-TGA-B2-01-DR-A-95313-P05
 - B2 Proposed Roof Plan: 1084-TGA-B2-01-DR-A-95320 P04
 - B2 proposed sections: 1084-TGA-B2-ZZ-DR-A-95405-P05
 - B2 Proposed North Elevation - Artillery Street: 1084-TGA-B2-ZZ-DR-A-95509 P04
- Schedule of Works, prepared by Tim Groom Architects;
 - Heritage Statement, prepared by Turley;

All received by the Local Planning Authority on 17 June 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) a) Notwithstanding the details set out in condition 2 above, prior to any internal strip out, details of a watching brief for the strip out and removal of non-original elements shall be submitted to and approved in writing by the Local Planning Authority.

b) If any original material is discovered during the removal of non-original elements, there shall be a hold point on the work, and a review will be carried out. Any intended treatment, remedial measures and repairs to these areas shall be included and shall be submitted to and approved in writing by the Local Planning Authority.

c) Following a full strip out, a full recording of any discoveries as part of the watching brief shall be submitted to and approved in writing by the Local Planning Authority. This shall include the

extent of any original features including the number of cornices with details of the cornice's locations and design.

Any approved works as part of the watching brief shall be implemented in accordance with the approved details as part of the development.

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 so careful attention to building work is required to protect the character and appearance 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.

- 4) Prior to the commencement of development hereby approved (including demolition of existing outriggers), all materials as shown on drawing nos. 1084-TGA-B1-ZZ-DR-A-95506-P07 and 1084-TGA-B1-ZZ-DR-A-95507-P07 (Received on 10 September 2025), product specifications and samples for all materials to be used on all external elevations, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 5) Prior to the demolition of internal and external walls as shown on drawing nos. 1084-TGA-B1-00-DR-A-95304 P04, 1084-TGA-B1-01-DR-A-95307 P04 and 1084-TGA-B1-02-DR-A-95310 P04, a demolition methodology shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of how internal and external fabric is carefully controlled and any measures to prevent harm to the building.

The approved demolition methodology shall be implemented in full as part of the development.

Reason - the proposed works affect a building which 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

- 6) Prior to the commencement of works to the portico and entrance, a detailed methodology and product specifications for the refurbishment shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details prior to first occupation of No.8-8a St John Street.

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 so careful attention to building work is required to protect the character and appearance 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) Prior to the installation of gutter and rainwater pipes to No.8 and 8a St John Street, full and final details shall be submitted to and approved in writing by the Local Planning Authority. This shall include elevation and section drawings, product specifications and samples.

The development shall then be carried out in accordance with the approved details prior to first occupation of No.8-8a St John Street.

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 so careful attention to building work is required to protect the character and appearance 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) Prior to the commencement of any works to the flooring (other than soft strip) to No.8 and 8a St John Street, further investigations and a strategy to reveal, repair and reinstate as much of the original flooring as possible shall be submitted to and approved in writing by the Local Planning Authority.

The works to the flooring shall be carried out in accordance with the approved method statement and specification as part of the development prior to the first occupation of No.8-8a St John Street.

Reason - To ensure satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy DC19.1 of the Unitary Development Plan for the City of Manchester and policy EN3 of the Core Strategy.

- 9) Prior to the commencement of internal decorative plaster repairs/reinstatement, a detailed methodology and product specifications shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details prior to first occupation of No.8-8a St John Street.

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 so careful attention to building work is required to protect the character and appearance 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.

- 10) Prior to the repointing of brickwork, a method statement, product specification and samples of mortar shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples prior to the first occupation No.8-8a St John Street.

Reason - To ensure satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy DC19.1 of the Unitary Development Plan for the City of Manchester and policy EN3 of the Core Strategy.

- 11) Prior to the repairs and reinstatement of joinery including new panelled doors, works to existing shutters, architraves and skirtings, a detailed product specification and sample repairs shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples.

Reason - To ensure satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy DC19.1 of the Unitary Development Plan for the City of Manchester and policy EN3 of the Core Strategy.

- 12) Prior to the installation of the Welsh slate roof tiles, a physical sample shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples prior to the first occupation No.8-8a St John Street.

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 so careful attention to building work is required to protect the character and appearance 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.

- 13) Prior to the commencement of any works to the basement flags/tiles, a specification and methodology for the retaining and repairing of the flags/tiles shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details prior to the first occupation of 8-8a St John Street.

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 so careful attention to building work is required to protect the character and appearance 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.

- 14) Prior to any works to the fireplaces, a detailed methodology and product specifications for the repairs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details prior to the first occupation of No.8-8a St John Street.

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 so careful attention to building work is required to protect the character and appearance 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.

- 15) a) Prior to any works to the internal basement walls (other than soft strip), a survey of the condition all basement walls and schedule of works shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the cleaning of any internal basement walls, a cleaning specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details prior to the first occupation of No.8-8a St John Street.

c) Prior to the any decoration or finishes to the basement walls, the finalised finishes shall be submitted to and approved to the Local Planning Authority. For the avoidance of doubt, where possible any brickwork should be exposed. The approved details shall then be implemented prior to the first occupation of No.8-8a St John Street.

Reason - To prevent any harm to the fabric of the Listed Building along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy DC19.1 of the Unitary Development Plan for the City of Manchester and policy EN3 of the Core Strategy.

- 16) Prior to any redecoration, a drawing shall be provided of all internal decoration and finishes with product specifications of paint including RAL colours, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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 so careful attention to building work is required to protect the character and appearance 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.

- 17) Prior to the installation of the rooflights hereby approved, a product specification and scaled section drawings of the rooflights shown within the context of the roof tiles, shall be submitted to and approved in writing by Local Planning Authority.

The development shall then be carried out in accordance with the approved details prior to the first occupation of 8-8a St John Street.

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 so careful attention to building work is required to protect the character and appearance 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.

- 18) Prior to the installation of M&E, a strategy and detailed design shall be submitted to and approved in writing by the Local Planning Authority. This shall include product specifications, locations of M&E and methods of fixing.

The development shall then be carried out in accordance with the approved details/samples prior to the first occupation of No.8-8a St John Street.

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 so careful attention to building work is required to protect the character and appearance 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.

- 19) Notwithstanding the Proposed Roof Plan: 1084-TGA-B1-RL-DR-A-95319-P06, received 1 December 2025, prior to the installation of external roof vents, full and final details shall be submitted to and approved in writing by the Local Planning Authority. This shall include a roof plan, section drawings, a product specification and a sample.

The development shall then be carried out in accordance with the approved details/samples.

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 so careful attention to building work is required to protect the character and appearance 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.

- 20) Prior to the installation of any CCTV, product specifications, exact locations and details of fixings shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented as part of the development.

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 so careful attention to building work is required to protect the character and appearance 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.

- 21) a) Notwithstanding the window survey as received by the Local Planning Authority on 17 October 2025, prior to any works to windows to No.8-8a St John Street, a detailed window survey and schedule of repairs including a detailed methodology and product specifications shall be submitted to and approved in writing by the Local Planning Authority.

b) Samples of all repairs identified within the schedule of repairs of approved under part of a) of this condition shall be submitted for approval in writing by the Local Planning Authority. Any approved details shall then be implemented as part of the development prior to the first occupation of No.8-8a St John Street.

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 so careful attention to building work is required to protect the character and appearance 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.

- 22) Prior to any works to the windows at No.8-8a St John Street, detailed section drawings of the windows through heads, cills and meeting rails shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details prior to the first occupation of No.8-8a St John Street.

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 so careful attention to building work is required to protect the character and appearance 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.

- 23) Prior to the removal of the stained-glass window to the side elevation of the outrigger as shown on the West Elevation: 1084-TGA-B1-ZZ-DR-A-95506-P07, a detailed methodology for the removal, repair and reinstatement of the window shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented prior to the first occupation of No.8-8 St John Street.

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 so careful attention to building work is required to protect the character and appearance 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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Fifth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Star Clinic, Room 2 Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
MYA Cosmetic Surgery Manchester, 262 Deansgate, Manchester, M3 4BG
Flat 10, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 9, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 8, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 7, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 6, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 5, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 4, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 3, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
268 Deansgate, Manchester, M3 4JB
Sainsbury's, 242 Deansgate, Manchester, M3 4BQ
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Ground Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
First Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
270 Deansgate, Manchester, M3 4JB
258 - 260 Deansgate, Manchester, M3 4BG
246 - 252 Deansgate, Manchester, M3 4BG
Flat 2, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 1, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Chinawhite, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
9 St John Street, Manchester, M3 4DN
Basement, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
12 St John Street, Manchester, M3 4DY
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Centre For Men's Health Limited, 10 St John Street, Manchester, M3 4DY
7 St John Street, Manchester, M3 4DN
3 - 5 St John Street, Manchester, M3 4DN

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 John Street Conservation Area 1970

Area Team Boundary - Name: CENTRAL