

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144897/LO/2026

Date registered valid: 23 January 2026

Proposal: Listed Building Consent for the repair and replacement of historic timbers to external platform.

Address: Old Wellington Inn, 4 Cathedral Gates, Manchester, M3 1SW

Ward(s): Deansgate Ward

Applicant: Mitchells & Butlers PLC

Agent (if any): Mr Mark Adams ARC Design Associates

Case officer: Lea
Tel: 0161 227
Email: lea.joseph@manchester.gov.uk Joseph
3644

Recommendation: **Approve**

Date of recommendation: 18 March 2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 12 February 2026

Standard consultations:

Printed: 29 January 2026 Expired: 19 February 2026

Neighbour notifications

Printed: 29 January 2026 Expired: 19 February 2026

Site notice

Posted: 12 February 2026 Expired: 5 March 2026

Press advert

Published: 3 February 2026 Expired: 24 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Cathedral Conservation Area 1972

Tree Preservation Order:

The application pertains to a timber mezzanine at the rear of The Old Wellington Inn, A Tudor style, timber framed building The Old Wellington is considered to be Manchester's oldest pub. The three-storey building is Grade II listed for its traditional timber framed construction. Originally erected in the 16th century the building structure and interior details constitute the only surviving example of timber framing techniques in 16th and 17th century Manchester. The building has been demolished and rebuilt on multiple occasions, which limits it's significance.

The rear platform is not an original feature but has been present for a long period and serves to lend character to the building's rear façade.

Description of area

The site is located within the Exchange Square area. The area is defined by a high concentration of Class E uses, primarily retail, food and beverage and leisure uses. Printworks and the Arndale Shopping Centre are nearby.

The site is within the Cathedra Conservation Area. Listed buildings including the Corn Exchange (Grade II), Mynshulls House (Grade II), and Victoria Bridge (Grade II) and the Cathedral Church of St Mary (Grade I), are nearby to the site.



Illustration of Old Wellington (1900), Image of site (1946), Image of site (1972)

Description of development

Listed Building Consent is sought for repairs to a non-original timber terrace at the rear of the application site. The terrace is not accessible to patrons of the restaurant, and serves mainly as decoration, with a minor storage capacity. Works will include:

- Repairs to the base of oak posts at ground level
- Repairs to oak sole plate at ground level
- Repairs of handrail, balustrades and associated base plate

The platform would be fully disassembled, repairs would be made, then the platform would be reassembled. There are some original features around the platform area but none of these features will be part of the works.



Image of feature, with decayed areas to be remediated highlighted in red.



Images of existing.



Images of decay at base/ground floor.



Images of decay to oak joists.



Images of decaying balustrades.

Planning History

112633/LO/2016 | Listed Building Consent for internal works including new lighting, furniture, timber floor to first floor, overbars to ground floor and timber treads and brass nosings to main staircase. (Approved December 2016)

112634/LO/2016 | Listed Building Consent for external alterations involving redecoration of window, new external lantern to replace existing and a new pair of half glazed doors.(Approved December 2016)

115755/LO/2017 | LISTED BUILDING CONSENT for the installation of new double doors within existing structural opening on side elevation following removal of existing doors. (Approved May 2017)

Consultations & Notification Responses

Publicity

A site notice was posted, and the development was advertised in the press, letters have also been sent out to local businesses and residents. No representations have been received.

Historic England (North West) – No advice or comments provided.

Policy

Places for Everyone Joint Development Plan (2024-2039)

JP-P1 Sustainable Places

JP-P2 Heritage

Manchester Core Strategy (2012-2027)

DM1 Development Management

SP1 Spatial Principles

EN1 Design Principles and Strategic Character Areas

Saved Unitary Development Plan Policy

DC18 Conservation Area

DC19 Listed Buildings

Other Material Considerations:

National Planning Policy Framework

Chapter 12 Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Sections 16 and 17

Issues

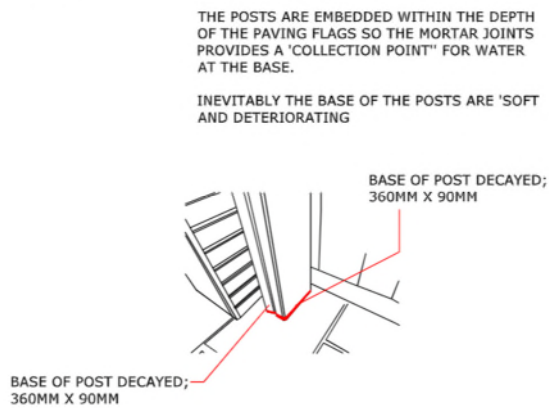
Impact of proposed works on the character and appearance of the Listed Building

Policy DC19 requires that development proposals preserve and retain features that contribute to the appearance or character of Listed Buildings. Policy JP-P2 requires conservation and enhancement of the heritage environment, including consideration of the significance and sense of place of heritage assets.

At present, the existing terrace is in a poor state of repair. Rot and damage were noted on site and can be seen in the images above, the timber inspection report submitted with this application includes concerns about the structural safety of the platform, which is currently accessible to staff only. As such the justification provided is acceptable, as per Paragraph 213 of the National Planning Policy Framework.

At ground floor, the 2no. timber posts that reach from second floor to ground floor level have rotted at their base, the sole plate (located on the façade itself) has also decayed at ground floor level.

CONDITION



REPAIR RATIONALE TO POSTS (X4NO. IN TOTAL)

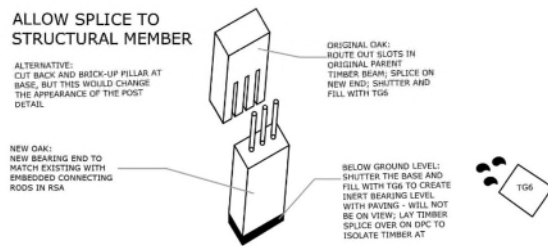


Image 1: Drawing of base decay; Image 2: Drawing of proposed repair method for base post

A timber splice repair method would be employed for these sections. Decaying timber would be cut out, slots would be routed into the remaining beam, and a new oak base would be added by embedding connecting rods in the new oak and slotting them into the existing timber. This method can be highly effective with minimal harm to appearance; the image below demonstrates a previous splice repair at ground floor observed on site.



Two small penetrations observed on site from previous timber splice repairs.

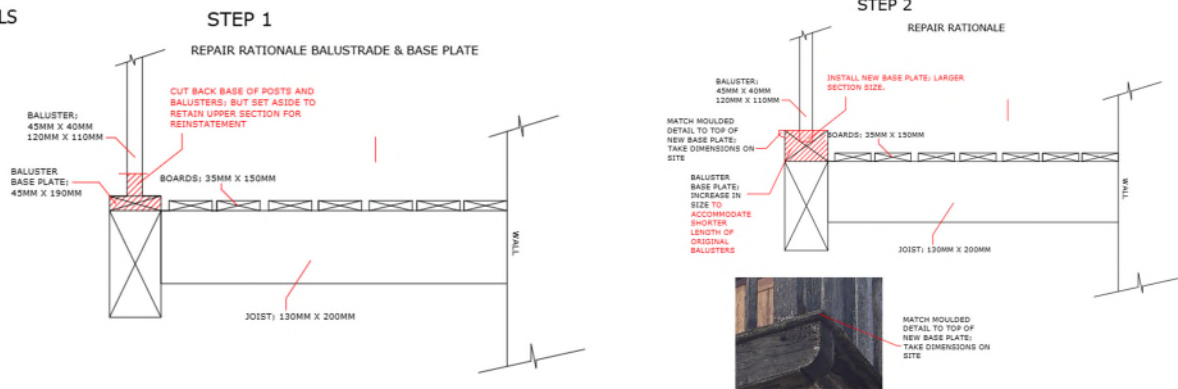
When done correctly, with a well-matched material and sympathetic methodology, a splice repair can be almost imperceptible, in order to maintain the high-quality of repairs that have taken place on the structure previously, a condition is attached to this approval for 'full and final details' of the new oak material and splicing method.

Below ground, a resin material will be inserted, this would allow for the bearing to be level with the existing hard landscaping.

At second storey, there is decay present in joists, the existing handrail and balustrade.

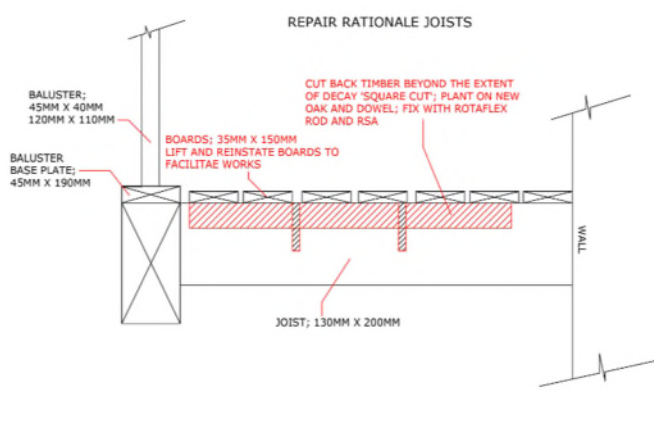
The proposed balustrade repairs consist of sanding down of all individual spindles, this would remove the rot present at the base of the spindles. Spindles would be sanded to an identical level and reinstalled into a thicker baseplate. This method is considered to be highly sympathetic and creative; in inserting a larger baseplate, this ensures the balustrade's uniform appearance is preserved and that the existing handrail would be reinstated in its exact location, as the height of this section of the structure would ultimately remain unchanged.

PROPOSALS



The proposed repair balances the elements of the structure that give character to the Listed Asset, proposing a modification to the less dominant baseplate, while retaining the balustrade and handrail.

At second storey the existing handrail will be sanded and filled with a TG6 resin to address rot and decay while retaining the feature. Handrail modifications will also be conditioned to ensure a high-quality finish that preserves the character of the Listed Asset. Joists present on the underside of the terrace will be cut back beyond the areas of decay, with new oak and dowels



applied to the area.

A condition to approve 'full and final details' of the new timber and repair methodology will be attached to this approval in order to preserve the existing appearance and character on this elevation of the site.

In light of the works outlined above the proposal is considered to be a sympathetic, well-designed approach to the site. The presence of timber in varying states of decay on the structure has resulted in a methodology that attempts to conserve and retain as much of the existing as possible without harming the existing character, architectural language or sense of place of the application site.

In line with paragraph 208 of the National Planning Policy Framework, the proposed development must be assessed for potential harm to the significance of the Grade II Listed Asset.

The development proposal would result in the refurbishment of an existing, but non-original feature on the building. The repairs are essential and the proposed approach retains as much

existing fabric as possible, thus the proposal is considered to result in less than substantial harm to the asset.

The proposals would result in a low level of a less than substantial harm to the asset and in accordance with section 215 of the NPPF, the harm must be weighed against the proposal's public benefits.

The approval would result in the maintenance and continued functioning of a terrace structure that is damaged and rotten. At present, there is an imminent safety risk posed by the structure due to the advanced water damage. As a repair that ensures the safety and continued use of a structure that lends character to the Listed Building the public benefits of the proposal are considered to outweigh the harm caused by the proposal.

On the basis of the above the proposals would be consistent with Places for Everyone policy JP-P2, Core Strategy policies EN3 and CC9, Saved Unitary Development Plan Policy DC19, Chapters 12 and 16 of the NPPF and S16 of the Act.

Conclusion

The proposed interventions are considered to create a low level of less than substantial harm to the listed asset which would be outweighed by the public benefits. The interventions proposed are not reversible but are necessary for the preservation and enjoyment of the long-standing mezzanine structure. The methods proposed are considered to be an appropriate scheme for the preservation of the structure as is required by National Planning Policy Framework Chapter 16, the Saved Unitary Development policy DC19, Core Strategy policies DM1, SP1, and EN3, Places for Everyone Policies JP-P1 and JP-P2 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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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:

Document and Drawings: Survey Report Timber Inspection, Prepared by TRACE Remedial Building Services (Received 8 January 2026)

Drawing (Balustrade Baseplate): DH/31705 (Received 6 March 2026)

Document: Design and Access Statement (Received 8 January 2026)

Drawing: Location Plan (Received 8 January 2026)

Document: TG6 Data Sheet (Received 6 March 2026)

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 saved policies DC18 and DC19.

3. Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, full and final details of the proposed new oak material to be used for repairs and a method of its installation on the handrail, joists and timber posts shall be submitted and approved by the City Council as Local Planning Authority.

The approved details shall 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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4. Prior to any external works, samples, and specifications of hard landscaping materials, to be used in the event of damage to the existing, shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Sinclair's Oyster Bar, 2 Cathedral Gates, Manchester, M3 1SW
4 - 8 Cateaton Street, Manchester, M3 1SQ
Mitre Hotel, 1 - 3 Cathedral Gates, Manchester, M3 1SW
Manchester Cathedral, Victoria Street, Manchester, M3 1SX
Top Flat, 6 Cateaton Street, Manchester, M3 1SQ

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 - Cathedral Conservation Area 1972
Area Team Boundary - Name: CENTRAL