MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144292/JO/2025
Date registered valid:	17 October 2025
Proposal:	Variation of Listed Building Consent 139882/LO/2024 consisting of the introduction of a Phasing condition, variation of conditions 5 (Repair Works) and 7 (Cathodic Installation Verification), and the partial discharge of conditions 3 (Scaffolding Methodology), 5 (Repair Works) and 6b (Internal Cabling Details) relating to phases one and two.
Address:	Hotel Gotham, 100 King Street, Manchester, M2 4WU
Ward(s):	Deansgate Ward
Applicant:	Mr Marlon Chetty
Agent (if any):	Mr Andrew Harris Buttress
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 26/11/2025

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 21 October 2025 Expired: 11 November 2025

Neighbour notifications
Printed: 21 October 2025 Expired: 11 November 2025

Site notice
Posted: 22 October 2025 Expired: 12 November 2025

Press advert
Published: 28 October 2025 Expired: 18 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II* Former Midland Bank. The property has a striking facade and is comprised of ten stories, arranged in diminishing stages of four, three, two and one storeys. The external elevations of the property are completed in Portland Strone overlayed on a steel frame. The site is in mixed use as a restaurant (Class E (b)) and Hotel (Class C1). With age, the property's steel frame has degraded and expanded, which has then led to the cracking of its stonework in multiple locations on the property's façade. The site is subject to a live listed building consent for the installation of a cathodic protection system to prevent further corrosion of its steel frame, as well as numerous façade repairs, all approved under consent 139882/LO/2024. Said works are currently being implemented on site, with the property's King Street and Brown Street elevations under scaffold.

Listed building: Grade II*

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of the City Centre and the Upper King Street Conservation Area. Neighbouring development consists of a high number of Grade II listed buildings including the Grade II* listed Former Reform Club, and the Grade II listed no47, no49 and no60 and no62 Spring Gardens. Neighbouring uses comprise of a high number of commercial properties in restaurant (Class E(b)) and office uses (Class E(g)(i)).

Description of development

The application seeks consent to vary conditions 3 (Scaffolding Repair), 5 (Repair Works), 6b (Internal Cabling Details) and 7 (Cathodic Installation Verification) of Listed Building Consent 139882/LO/2024, as well as the introduction of a phasing condition.

The proposed phasing condition would separate the development into 4no distinct phases. Each phase would encompass all proposed works to one of the building's 4no elevations. Each phase is set out below:

- All works to the property's Spring Gardens elevation shall be known as Phase One.
- All works to the property's King Street elevation shall be known as Phase Two
- All works to the property's Brown Street elevation shall be known as Phase Three
- All works to the property's Chancery Lane elevation shall be known as Phase Four

As a consequence of this the number of each condition would be upped by one to allow for the insertion of such a condition.

Proposed alterations to conditions 3 (Scaffolding Repair) and 6b (Internal Cabling Details) would see said conditions become compliance conditions, with details on the scaffolding methodology and internal cabling routes accompanying the application.

Alterations to conditions 5 (Repair Works) and 7 (Cathodic Installation Verification) would be reworded to reflect the phased nature of the development.

The proposed phasing of the development has been recognised as an administrative requirement, given that works to each elevation will be undertaken sequentially and cannot be discharged collectively. Thus, a phased condition will enable details to be discharged in respect of each elevation as the works on site progress.

Planning History

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

CDN/25/0155 - Discharge of conditions 3 (Scaffolding Methodology), 4 (Cathodic Installation Works) and 5 (Repair Works) pursuant to Listed Building Consent 139882/LO/2024 – Withdrawn October 2025.

139882/LO/2024 - Listed Building Consent for the installation of cathodic protection and facade repair/cleaning of the external elevations – Approved August 2024.

101523/LO/2013/C1 - LISTED BUILDING CONSENT Internal and external alterations to 100 King Street to facilitate its re-use and associated refurbishment and restoration as a new hotel with ancillary bar and restaurant use – Approved April 2013.

101522/FO/2013/C1 - Change of use of floors 1 - 8 and part of ground floor of 100 King Street from office (Class B1) to Hotel (Class C1) with associated bar and restaurant use (Class A3 and A4) at levels 1, 2, 7 and 8 and associated external works comprising formation of new hotel drop off point, associated public realm works, installation of 2 No. lanterns adjacent to the proposed hotel entrance and creation of external bar / terrace area at the roof level and associated works – Approved April 2013.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. 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-Strat1 – 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 EC2 – Existing Employment Space
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character 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 DC19 – Listed Buildings

National Planning Policy Framework (NPPF)
- Chapter 16 – Conserving the Historic Environment

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 Heritage Asset</u>

The Grade II* listed former Midland Bank was designed by Sir Edwin Lutyens in 1928 and completed in 1935 and is considered to be one of his finest works. The building is constructed with a steel frame overlaid with Portland Stone. Externally, the building has a commanding presence within the street scene, featuring ornate detailing both externally, in the form of decorative stonework, as well as internally, with its former bank hall and mezzanine featuring marble finishes, installing a sense of grandeur and opulence. Its upper floors, whilst significant, are however markedly less grand and detailed than that of its ground floor and mezzanine, having not been designed by Lutyens. The use of the site as a bank ceased in 2008 and since then planning permission has been granted and implemented for a ground floor restaurant use (Class E(b)), with hotel (Class C1) above. In recent years, surveys have indicated that numerous cracks in the building's façade are now present and that this has been caused by the corrosion and subsequent expansion of the original steel frame that sits behind the building's stone façade, with said expansion of the frame applying pressure to the building's façade and displacing the Portland stones that it is made up of. Under listed building consent 139882/LO/2024 a cathodic protection system that would prevent the further corrosion of the property's steel frame was approved, which was considered to provide significant public benefit and would assist in securing the long term health and occupation of the listed building.

The works approved under listed building consent 139882/LO/2024 are now currently being undertaken, with works to the property's Spring Gardens elevation having been completed, and works are now actively being undertaken to the property's King Street and Brown Street elevations. The introduction of a phasing condition would allow for conditions controlling the repair of the property's façade and installation of cathodic protection system to be discharged on an elevation by elevation basis, helping to ensure appropriateness. It is considered the introduction of such a condition would have a neutral impact on the significance of the listed building, with no additional works being proposed.

In line with the above, conditions 5 (Repair Works) and 7 (Cathodic Installation Verification) would be reworded to reflect the phased nature of the works. Taking into account how works concerning phase one have now been completed, any such conditions would be worded so as to require information to satisfy said conditions in respect to phase one of the development to be submitted to the Local Planning Authority within three months of the date of any approval. It is noted evidence to satisfy condition 7 in relation to phase 2 has been submitted. The provided letter confirms the cathodic protection system is operational and thus satisfies this condition in relation to phase 2 of the development, any such condition wording shall be updated to reflect this.

The submission has been accompanied by information that details the scaffolding methodology for the development, as well as plans and photographs demonstrating the internal layout of cathodic protection cabling to satisfy conditions 3 (Scaffolding) and condition 6b (Internal Cabling Layout). The scaffolding plans have been inspected on site and are considered to be acceptable, subject to the repair of all fixing points when scaffolding is to be removed. With regard to the laying of cathodic protection cables internally, the submitted information demonstrates that all cabling lies within central risers or is concealed within false ceilings. On this basis the information submitted in respect of both conditions is acceptable, having a neutral impact on the significance of the listed building, and can be reworded as compliance conditions, should the proposals be approved.

Heritage Assessment and Conclusion

The proposed development would have a neutral impact on the significance of the listed building, with it assisting in the administrative sign off of already consented works that are imperative to the long term health and preservation of the listed building. Therefore, the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC2, CC1, CC2, CC4, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC19, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application 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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

Conditions to be attached to decision for approval

1) The development must be begun not later than the 16/08/2027.

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 (Received 25/04/2024)
- CN23-016-J837-D001: Zone Layout Sheet 1 of 3
- CN23-016-J837-D002: Zone Layout Sheet 2 of 3
- CN23-016-J837-D003: Zone Layout Sheet 3 of 3
- CN23-016-J837-D004 Revision 01: Anode Layout Sheet 1 of 4 King Street Elevation
- CN23-016-J837-D005 Revision 01: Anode Layout Sheet 2 of 4 Brown Street Elevation

- CN23-016-J837-D006 Revision 01: Anode Layout Sheet 3 of 4 Chancery Lane Elevation
- CN23-016-J837-D007 Revision 01: Anode Layout Sheet 4 of 4 Spring Gardens Elevation
- CN23-016-J837-D008: Cable Routes and Component Locations Sheet 1 of 4 King Street Elevation
- CN23-016-J837-D009: Cable Routes and Component Locations Sheet 2 of 4 Brown Street Elevation
- CN23-016-J837-D010: Cable Routes and Component Locations Sheet 3 of 4 Chancery Lane Elevation
- CN23-016-J837-D011: Cable Routes and Component Locations Sheet 4 of 4 Spring Gardens Elevation
- CN23-016-J837-D017: Wiring Diagram
- CN23-016-J837-D018 Revision 01: Anode Installation Details Sheet 1 of 2
- CN23-016-J837-D019: General Details
- CN23-016-J837-D020: Anode Installation Details Sheet 2 of 2
- CN23-016-J837-D021: Masonry Block Numbering King Street - Elevation A Ground to Second Floor Level
- CN23-016-J837-D022: Masonry Block Numbering Brown Street - Elevation B Ground to Second Floor Level
- CN23-016-J837-D023: Masonry Block Numbering Chancery Lane - Elevation C Ground to Second Floor Level
- CN23-016-J837-D024: Masonry Block Numbering Spring Gardens - Elevation D Ground to Second Floor Level
- CN23-016-J837-D025: Masonry Block Numbering King Street - Elevations A, F and L Second to Fifth Floor Level
- CN23-016-J837-D026: Masonry Block Numbering Brown Street - Elevations B, E and H Second to Fifth Floor Level
- CN23-016-J837-D027: Masonry Block Numbering Chancery Lane - Elevations C, G and K Second to Fifth Floor Level
- CN23-016-J837-D028: Masonry Block Numbering Spring Gardens - Elevations D, J and M Second to Fifth Floor Level
- CN23-016-J837-D029: Masonry Block Numbering King Street - Elevations A, N, Q and X Fifth to Eighth Floor Level
- CN23-016-J837-D030: Masonry Block Numbering Brown Street - Elevations B, H, P and R Fifth to Eighth Floor Level
- CN23-016-J837-D031: Masonry Block Numbering Chancery Lane - Elevations S, U and V Fifth to Eighth Floor Level
- CN23-016-J837-D032: Masonry Block Numbering Spring Gardens - Elevations D, J, W and Y Fifth to Eighth Floor Level
- Heritage Statement (Prepared by Stephen Levrant; Dated 15/03/2024; Received 25/04/2024)
- Planning Design and Access Statement (Dated April 2024; Received 25/04/2024)
- Cathodic Protection Design Report & Specification (Prepared by Corrosion Engineering Solutions, Dated 07/06/2024)
- Cathodic Protection Schedule of Work for Pricing (Prepared by Corrosion Engineering Solutions; Dated 07/06/2024)
- Inspection and Test Plan (Prepared by Corrosion Engineering Solutions; Dated 07/06/2024)
- Email correspondence RE Mezzanine Cabling Concealment (Prepared by Marshall; Dated and received 02/08/2024)
- Mortar Analysis Report: Sample 1 (Prepared by M Womersley; Dated July 2024; Referenced 09/07/2024)
- Mortar Analysis Report: Sample 2 (Prepared by M Womersley; Dated July 2024; Referenced 09/07/2024)

Stamped as received by the Local Planning Authority on 10/07/2024 unless specified otherwise.

- 24-631-01-01 Revision A - Access Scaffold
- 24-631-01-02 Revision A - Access Scaffold
- 24-631-01-03 Revision A - Access Scaffold
- 24-631-01-04 Revision A - Access Scaffold
- 24-631-01-05 Revision A - Access Scaffold
- 24-631-01-06 Revision A - Access Scaffold
- 24-631-01-07 Revision A - Access Scaffold
- 24-631-01-08 Revision A - Access Scaffold
- 24-631-01-09 Revision A - Access Scaffold
- Covering Letter (Prepared by Buttress; Dated 02/10/2025)
- HGM-REN-01-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 01)
- HGM-REN-02-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 02)
- HGM-REN-03-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 03)
- HGM-REN-04-ZZ-SK-S-03100-P02: Façade Repair Details (CP Zone 04)
- HGM-REN-13-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 13)
- HGM-REN-14-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 14)
- HGM-REN-15-ZZ-SK-S-03100-P02: Façade Repair Details (CP Zone 15)
- HGM-REN-15-ZZ-SK-S-03101-P01: Façade Repair Details (CP Zone 15) Sheet 2
- HGM-REN-16-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 16)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 01 Repairs Revision A (Dated 27/05/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 02 Repairs Revision A (Dated 27/05/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 03 Repairs
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 04 Repairs
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 13 Repairs Revision A (Dated 28/02/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 14 Repairs Revision B (Dated 27/03/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 15 Repairs Revision A (Dated 28/02/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 16 Repairs Revision A (Dated 15/05/2025)
- Zone 1 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 2 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 3 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 4 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 13 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 14 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 15 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 16 Defect Survey (Prepared by Concrete Repairs Limited)
- Sample Report (Prepared by Bullen Conservation)
- CN23-016-J837-D012 Rev 02: Internal Cabling Routes - Lower Basement Level
- CN23-016-J837-D013 Rev 03: Internal Cabling Routes - Mezzanine Floor Level (Received 02/08/2024)
- CN23-016-J837-D014 Rev 02: Internal Cabling Routes - 1st Floor Level
- CN23-016-J837-D015 Rev 02: Internal Cabling Routes - 3rd Floor Level
- CN23-016-J837-D016 Rev 02: Internal Cabling Routes - 6th Floor Level
- CN23-016-J837-D033: Internal Cabling Routes - 7th Floor Level
- 100 King Street, (Hotel Gotham) [Former Midland Bank] - Cathodic Protection Internal Cable Routes Examples of Installation

o 100 King Street, (Hotel Gotham) [Former Midland Bank] - Section 19 Application Phasing Diagram
o Letter RE: Hotel Gotham CP Installation, Phased Completion - King Street Elevation (Prepared by Corrosion Engineering; Dated 24/11/2025; Received 24/11/2025)
o Material samples (Inspected on site on 22/05/2025)

All stamped as received by the Local Planning Authority on 17/10/2025, 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.

3) The development hereby approved shall be phased in accordance with the approved Phasing Diagram, stamped as received by the Local Planning Authority on 17/10/2025. For clarity each phase of the development is outlined below:

o All works to the property's Spring Gardens elevation shall be known as Phase One.
o All works to the property's King Street elevation shall be known as Phase Two
o All works to the property's Brown Street elevation shall be known as Phase Three
o All works to the property's Chancery Lane elevation shall be known as Phase Four

Reason - To ensure that the development is carried out in accordance with the approved plans and to secure the satisfactory phasing of the development, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) The listed building shall be scaffolded in accordance with the following drawings:

o 24-631-01-01 Revision A - Access Scaffold
o 24-631-01-02 Revision A - Access Scaffold
o 24-631-01-03 Revision A - Access Scaffold
o 24-631-01-04 Revision A - Access Scaffold
o 24-631-01-05 Revision A - Access Scaffold
o 24-631-01-06 Revision A - Access Scaffold
o 24-631-01-07 Revision A - Access Scaffold
o 24-631-01-08 Revision A - Access Scaffold
o 24-631-01-09 Revision A - Access Scaffold

All stamped as received by the Local Planning Authority on 17/10/2025.

The scaffolding methodology shall be implemented and remain in place for the duration of the development. Notwithstanding sundry rectification works to the Cathodic Protection System, the building shall be repaired and made good following removal of the scaffolding within one month of removal.

Reason - In the interests of protecting the character, appearance and condition 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.

5) The removal/widening of masonry and stone joints to facilitate the installation of the Cathodic Protection System hereby approved, shall proceeding in accordance with the material samples, as inspected on site on 22/05/2025, and detailed within the approved Sample Report (Prepared by Bullen Conservation; Received 17/10/2025).

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester

6) a) The development shall be carried out in accordance with the repair works identified in the following drawings and documents:

- Covering Letter (Prepared by Buttress; Dated 02/10/2025)
- HGM-REN-01-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 01)
- HGM-REN-02-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 02)
- HGM-REN-03-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 03)
- HGM-REN-04-ZZ-SK-S-03100-P02: Façade Repair Details (CP Zone 04)
- HGM-REN-13-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 13)
- HGM-REN-14-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 14)
- HGM-REN-15-ZZ-SK-S-03100-P02: Façade Repair Details (CP Zone 15)
- HGM-REN-15-ZZ-SK-S-03101-P01: Façade Repair Details (CP Zone 15) Sheet 2
- HGM-REN-16-ZZ-SK-S-03100-P01: Façade Repair Details (CP Zone 16)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 01 Repairs Revision A (Dated 27/05/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 02 Repairs Revision A (Dated 27/05/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 03 Repairs
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 04 Repairs
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 13 Repairs Revision A (Dated 28/02/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 14 Repairs Revision B (Dated 27/03/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 15 Repairs Revision A (Dated 28/02/2025)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 16 Repairs Revision A (Dated 15/05/2025)
- Zone 1 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 2 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 3 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 4 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 13 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 14 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 15 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 16 Defect Survey (Prepared by Concrete Repairs Limited)
- Sample Report (Prepared by Bullen Conservation)

All stamped as received by the Local Planning Authority on 17/10/2025.

b) Within three months of the date of this Listed Building Consent, a verification report that will confirm that the repair works carried out in relation to phase 1 have been successfully completed shall be submitted to and approved in writing by the Local Planning Authority.

c) One month from the completion of the works put forward within part a of this condition in relation to phases 2, 3 and 4, a verification report to confirm that the repair works have been carried out and have been successfully shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - In the interests of protecting the character, appearance and condition 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) The installation of internal cabling routes to the property's basement, first floor, first floor mezzanine, third floor, sixth floor and seventh floor shall be completed in accordance with the following drawings:

- CN23-016-J837-D012 Rev 02: Internal Cabling Routes - Lower Basement Level
- CN23-016-J837-D013 Rev 03: Internal Cabling Routes - Mezzanine Floor Level (Received 02/08/2024)
- CN23-016-J837-D014 Rev 02: Internal Cabling Routes - 1st Floor Level
- CN23-016-J837-D015 Rev 02: Internal Cabling Routes - 3rd Floor Level
- CN23-016-J837-D016 Rev 02: Internal Cabling Routes - 6th Floor Level
- CN23-016-J837-D033: Internal Cabling Routes - 7th Floor Level
- 100 King Street, (Hotel Gotham) [Former Midland Bank] - Cathodic Protection Internal Cable Routes Examples of Installation

All stamped as received by the Local Planning Authority on 17/10/2025.

Reason - In the interests of protecting the character, appearance and condition 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) a) The development hereby approved shall proceed in accordance with the submitted Cathodic Protection Design Report & Specification and the Inspection and Test Plan (Both prepared by Corrosion Engineering Solutions, Dated 07/06/2024; and Received 10/07/2024).

The cathodic protection system installed for phase 2 of the development, as detailed within the approved letter prepared by Corrosion Engineering (Dated 24/11/2025; Stamped as received by the Local Planning Authority on 24/11/2025), shall be retained and maintained hereafter.

b) Within four months of the date of this Listed Building Consent, a verification report that will confirm that the works carried out in relation to phase 1 have been successfully completed, shall be submitted to and approved in writing by the Local Planning Authority. Any instances of non-conformity with the recommendations/measures in the report shall be detailed along with any measures required to ensure the successful implementation of the scheme.

c) Upon the completion of the works put forward within part a of this condition, a verification report to confirm that the works have been carried out and have been successfully completed for phases 3 and 4 of the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of protecting the character, appearance and condition 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
Historic England (North West)

Ninth Floor, 73 King Street, Manchester, M2 4NG
Tenth Floor, 73 King Street, Manchester, M2 4NG
Basement, 41 Spring Gardens, Manchester, M2 2GB
Third Floor, 81 King Street, Manchester, M2 4AH
All Bar One Cafe Bar, 75 - 79 King Street, Manchester, M2 4NG
LIVERPOOL VICTORIA FRIENDLY, Ninth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Basement, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Fourteenth Floor, 50 Brown Street, Manchester, M2 2JT
Ground Floor, 60 Spring Gardens, Manchester, M2 2BQ
Seventh Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 67 King Street, Manchester, M2 4PD
50 Spring Gardens, Manchester, M2 1EN
Sixth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Eighth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
St James Club, 45 Spring Gardens, Manchester, M2 2BG
Seventh Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
First Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Eighth Floor, 73 King Street, Manchester, M2 4NG
67 King Street, Manchester, M2 4PD
Fifth Floor, 67 King Street, Manchester, M2 4PD
43A Brown Street, Manchester, M2 2JJ
Flight Club, Ground Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Third Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Unit 1, 50 Brown Street, Manchester, M2 2JT
Tenth Floor, 50 Brown Street, Manchester, M2 2JT
Fourth Floor, 50 Fountain Street, Manchester, M2 2AS
Kyocera Document Solutions, 3 - 7 Booth Street, Manchester, M2 4DU
ENTERPRISES VENTURES LIMITED, Sixth Floor, 73 King Street, Manchester, M2 4NG
Fifth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
43 Spring Gardens, Manchester, M2 2BG
Ground Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fourth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fifth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Third Floor, 60 Spring Gardens, Manchester, M2 2BQ
Pall Mall Medical Centre, 61 King Street, Manchester, M2 4PD
Fifth Floor, 73 King Street, Manchester, M2 4NG
WEIGHTMANS LLP, Seventh Floor, 67 King Street, Manchester, M2 4PD
Ground Floor, 67 King Street, Manchester, M2 4PD
Ground Floor, 41 Spring Gardens, Manchester, M2 2GB
Fifth And Sixth Floor, 50 Brown Street, Manchester, M2 2JT
Twelfth Floor, 50 Brown Street, Manchester, M2 2JT
First To Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
The Chancery, 58 Spring Gardens, Manchester, M2 1EW
DUFF & PHELPS LTD, Second Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
73 King Street, Manchester, M2 4NG
Fourth Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 73 King Street, Manchester, M2 4NG

Fourth Floor, 67 King Street, Manchester, M2 4PD
39 Spring Gardens, Manchester, M2 2BG
Fourth Floor, 81 King Street, Manchester, M2 4AH
Second Floor, 81 King Street, Manchester, M2 4AH
Eleventh Floor, 50 Brown Street, Manchester, M2 2JT
Second Floor, 60 Spring Gardens, Manchester, M2 2BQ
Second Floor, 67 King Street, Manchester, M2 4PD
Sixth Floor, 67 King Street, Manchester, M2 4PD
Basement, 67 King Street, Manchester, M2 4PD
First Floor To Fifth Floor, 41 Spring Gardens, Manchester, M2 2BG
Ground Floor, 81 King Street, Manchester, M2 4AH
Seventh Floor, 50 Brown Street, Manchester, M2 2JT
Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Sixth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
First Floor, 60 Spring Gardens, Manchester, M2 2BQ
60 Spring Gardens, Manchester, M2 2BQ
Eighth Floor To Tenth Floor, 67 King Street, Manchester, M2 4PD
First Floor, 67 King Street, Manchester, M2 4PD
Second Floor, 73 King Street, Manchester, M2 4NG
Thirteenth Floor, 50 Brown Street, Manchester, M2 2JT
Seventh Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
47 Spring Gardens, Manchester, M2 2BG
JAMIE'S ITALIAN LIMITED, Ground Floor, 100 King Street, Manchester, M2 4WU
Fourth Floor, 50 Brown Street, Manchester, M2 2JT
Eighth And Ninth Floors, 50 Brown Street, Manchester, M2 2JT
Fourth Floor, 60 Spring Gardens, Manchester, M2 2BQ
50 Fountain Street, Manchester, M2 2AS

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 Conservation Area 1970
Area Team Boundary - Name: CENTRAL