

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144509/FO/2025
Date registered valid: 2 December 2025
Proposal: Change of Use from 1 no. dwelling to office.
Address: Flat 1, Fourth Floor, Barton Arcade, Manchester, M3 2BJ
Ward(s): Deansgate Ward

Applicant: Mr Mark Rendell Kershaw Surveyors Ltd
Agent (if any):
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21 January 2026

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 12 December 2025

Standard consultations:

Printed: 12 December 2025 Expired: 5 January 2026

Neighbour notifications

Printed: 8 December 2025 Expired: 31 December 2025

Site notice

Posted: 12 December 2025 Expired: 5 January 2026

Press advert

Published: 16 December 2025 Expired: 9 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of building

This application relates to an historic shopping arcade named Barton Arcade. As a Grade II* listed building Barton Arcade is in the top 8.5% of buildings listed nationally. It is one of the only remaining Victorian arcades in Manchester and has high architectural integrity and high heritage significance.

It was designed by Corbett, Raby and Sawyer who were local to the Manchester area. It also has high social value, the location of the first meeting of the founders of the Catenian Association in 1908. The Arcade was named after its owner, John Hope Barton Esq, who was the owner of Barton's building (1 and 3 Barton Square), which includes the Arcade. Barton Arcade was the first structure to be built after the widening of Deansgate in 1873, being built in 1871.

The building was damaged during World War 2, in the 'Christmas Blitz' of December 1940. This destroyed the glass dome and parts of the original façade. In the post-war period there have been renovations to the Arcade, including the removal of all historic shopfronts in the 1980s. Despite this, the Arcade retains a great deal of historic features and is characterful with a decorative original cast iron frame and repaired glass domes. It is constructed of cast iron and glazing.

It retains its original use, with the ground floor still being in retail use despite not all of the units being occupied.

The area of the building subject of this application is an apartment on the roof of the building. It was formally an apartment for the Superintendent of the building that has previously been used for residential accommodation.

Description of area

The building has frontages on Deansgate and Barton Square. It is within the St Ann's Square Conservation Area and fronts onto Deansgate, which is a main route through the City Centre. Deansgate includes a mix of historic, Modern and Contemporary Buildings.

Surrounding listed buildings include the Grade II Listed 62 to 66 Deansgate and 18 to 20 St Anns Square.

The building is within the central shopping and business area of the City Centre and surrounding uses include shops, offices, bars, restaurants and entertainment venues.

Description of development

Planning permission is sought to change the use of the rooftop apartment to an office to be used by the owners of the building. There are no internal or external works proposed and therefore Listed Building Consent is not required and has not been received.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a listed building and a conservation area, a site notice was displayed on site. No replies were received.

Environmental Health – Confirmed no comments.

Historic England – No comments received.

Issues

Local Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-Strat2 (City Centre)
Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)

Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)

National Policy

National Planning Policy Framework (NPPF)

- Chapter 6 - Building a strong, competitive economy
- Chapter 7 - Ensuring the vitality of town centres
- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Draft National Planning Policy Framework - 16th December 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.

National Planning Practice Guidance (NPPG) Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of Development

Manchester is the fastest growing city in the UK, and the population is expected to increase considerably by 2030. This, together with trends and changes in household formation, requires more housing. Around 3,000 homes are required each year. In this context, the proposals would result in the loss of 1no. residential apartment from the City Centre. The loss of one unit is not significant and would not undermine the City's housing supply as a whole. In addition, it is important that as many parts of the listed building are used and maintained as possible to assist in providing a future for the listed building.

No physical works are proposed as part of this application as the apartment can be used as an office without alteration.

The change of use is proposed to allow office space for the times that the owner visits. This use is considered acceptable in principle given the similar impact of both the existing and proposed uses on amenity and the need for both uses in the City Centre. Given this, the change of use from residential use to office accommodation is supported in principle.

Disabled Access

The apartment is not accessed by lift. It is located at the highest point of the building and is accessed via two staircases. A lift also provides access to the third floor. Also, there is no level access at roof level with steps leading through the door and onto the roof. The existing building is relatively intact and is constructed of cast iron and glazing and filled at ground floor and first floor with shop units and there are offices above. It is Grade II* Listed.

To provide access to the lift would mean removal of fabric from the 4th to the roof. In addition to this demolition would the access point to the roof would need to be levelled risking water damage and a lift overrun would need to be added to the roof, which would be seen from surrounding roads as the roof is a flat roof. This work would be detrimental to the listed building and the harm that would be caused is not considered to be justified by this proposal due to the limited use proposed for the office and the limited size of the existing apartment, and as the use does not require any physical alterations.

Given this, the proposals are considered to be in accordance with policy CC10, DM1 and SP1 of the Core Strategy for the City of Manchester.

Layout, Scale and Appearance, including the impact on the affected Heritage Assets

There are no alterations proposed.

Amenity

The waste management proposals are acceptable and would be required to be implemented by condition.

Given this, the proposals are considered to be in accordance with policy DM1 and SP1 of the Core Strategy for the City of Manchester.

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:

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 pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The location plan referenced received by the City Council as local planning authority on 12 November 2025

The drawings referenced:

CoUPlanVT Rev 0

Received by the City Council as local planning authority on 2 December 2025

CoUPlansWS Rev 1
CoUPlan01 Rev 0

Received by the City Council as local planning authority on 12 November 2025

The Design, Access and Heritage Statement prepared by Kershaw Surveyors received by the City Council as local planning authority on 12 November 2025

The completed waste management proforma received by the City Council as local planning authority on 19 November 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) The approved scheme for the storage and disposal as detailed within the completed Waste Management Proforma received by the City Council as local planning authority on 12 November 2025 and the drawing referenced CoUPlansWS Rev 1 received by the City Council as local

planning authority on 19 November 2025 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

4) The premises shall be used for any purpose in Class E(g)(i) (Offices to carry out any operational or administrative functions) and for no other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order.

Reason

In the interests of protecting the nature of use of the accommodation and the use of the surrounding complex pursuant to policies DM1, CC7 and SP1 of the Unitary Development Plan for the City of Manchester and in accordance with the description detailed in the application.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Historic England (North West)

58 Deansgate, Manchester, M3 2FF
45 - 47 Barton Arcade, Manchester, M3 2BH
34 - 35 Barton Arcade, Manchester, M3 2BH
45 Barton Arcade, Manchester, M3 2BH
39 Barton Arcade, Manchester, M3 2BH
43 Barton Arcade, Manchester, M3 2BJ
14 Barton Arcade, Manchester, M3 2BB
Flat 1, 6A St Ann's Square, Manchester, M2 7HD
Flat 1, 12 St Ann's Square, Manchester, M2 7HW
Flat 16, 12 St Ann's Square, Manchester, M2 7HW
9 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Third Floor Fletcher King, 20 St Ann's Square, Manchester, M2 7HG
12B St Ann's Square, Manchester, M2 7HW
Flat 17, 12 St Ann's Square, Manchester, M2 7HW
First Floor, 8 - 10 Exchange Street, Manchester, M2 7HA
Acresfield, 10 Exchange Street, Manchester, M2 7HA
80 Deansgate, Manchester, M3 2ER
First Floor, Church House, 90 Deansgate, Manchester, M3 2GP
86 Deansgate, Manchester, M3 2ER
Third Floor, 86 Deansgate, Manchester, M3 2ER
17A Barton Arcade, Manchester, M3 2BB
33 Barton Arcade, Manchester, M3 2BH
56 - 58 Deansgate, Manchester, M3 2FF
First Floor, 76 Deansgate, Manchester, M3 2FW
36 Barton Arcade, Manchester, M3 2BH
71 Deansgate, Manchester, M3 2BW
69 - 70 Barton Arcade, Manchester, M3 2BJ
68 Barton Arcade, Manchester, M3 2BJ
58 Barton Arcade, Manchester, M3 2BJ
49 - 50 Barton Arcade, Manchester, M3 2BH
3 Barton Arcade, Manchester, M3 2BB
Flat 9, 6A St Ann's Square, Manchester, M2 7HD
Flat 5, 6A St Ann's Square, Manchester, M2 7HD
Flat 8, 12 St Ann's Square, Manchester, M2 7HW
7 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
HSBC, 2 - 4 St Ann's Square, Manchester, M2 7HD
Flat 14, 12 St Ann's Square, Manchester, M2 7HW
Ground Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fourth Floor And Fifth Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
Third Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
Third Floor Suite 304, International House, 82 - 86 Deansgate, Manchester, M3 2ER
HELP YOUR CLAIM LTD, Second Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
19A Barton Arcade, Manchester, M3 2BB
66 Barton Arcade, Manchester, M3 2BJ
26 - 27 Barton Arcade, Manchester, M3 2BB
Flat 1, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
Ground Floor, 76 Deansgate, Manchester, M3 2FW
Lancaster Buildings, 14 Barton Square, Manchester, M2 7LW

65 Deansgate, Manchester, M3 2BW
73 Deansgate, Manchester, M3 2BW
13D Barton Arcade, Manchester, M3 2BB
47A Barton Arcade, Manchester, M3 2BJ
11 Barton Arcade, Manchester, M3 2BB
57 Barton Arcade, Manchester, M3 2BJ
62 Barton Arcade, Manchester, M3 2BJ
45 Deansgate, Manchester, M3 2AY
Flat 7, 6A St Ann's Square, Manchester, M2 7HD
Flat 6, 12 St Ann's Square, Manchester, M2 7HW
Flat 12, 12 St Ann's Square, Manchester, M2 7HW
Seventh Floor Flat, 10 St Ann's Square, Manchester, M2 7HW
Flat 19, 12 St Ann's Square, Manchester, M2 7HW
Part Sixth Floor FRT, Acresfield, 10 Exchange Street, Manchester, M2 7HA
Church House, 90 Deansgate, Manchester, M3 2GJ
Fourth Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 103B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
CHEETHAM & MORTIMER SURVEYORS, First Floor Suite 101, International House, 82 - 86
Deansgate, Manchester, M3 2ER
Fifth Floor Suite 502, International House, 82 - 86 Deansgate, Manchester, M3 2ER
17D Barton Arcade, Manchester, M3 2BB
17 Barton Arcade, Manchester, M3 2BB
37 Barton Arcade, Manchester, M3 2BH
55 Deansgate, Manchester, M3 2BN
Basement And Ground Floor, 76 Deansgate, Manchester, M3 2FW
Second Floor, 62 - 66 Deansgate, Manchester, M3 2EN
First Floor, 62 - 66 Deansgate, Manchester, M3 2EN
61 Deansgate, Manchester, M3 2BW
77 Deansgate, Manchester, M3 2BW
64 Barton Arcade, Manchester, M3 2BJ
18 Barton Arcade, Manchester, M3 2BB
51 - 53 Barton Arcade, Manchester, M3 2BJ
Flat 2, 6A St Ann's Square, Manchester, M2 7HD
Flat 8, 6A St Ann's Square, Manchester, M2 7HD
Flat 10, 12 St Ann's Square, Manchester, M2 7HW
Flat 13, 12 St Ann's Square, Manchester, M2 7HW
8 St Ann's Arcade, 10 St Ann's Square, Manchester, M2 7HW
Basement, 20 St Ann's Square, Manchester, M2 7HG
First Floor, 20 St Ann's Square, Manchester, M2 7HG
Flat 3, 12 St Ann's Square, Manchester, M2 7HW
Flat 21, 12 St Ann's Square, Manchester, M2 7HW
First Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Unit 1, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Third Floor Suite 305, International House, 82 - 86 Deansgate, Manchester, M3 2ER
56 Barton Arcade, Manchester, M3 2BJ
44 Barton Arcade, Manchester, M3 2BJ
62 - 66 Deansgate, Manchester, M3 2EN
The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
67 Deansgate, Manchester, M3 2BW
Rush Hair And Beauty, 69 Deansgate, Manchester, M3 2BW
75 Deansgate, Manchester, M3 2BW
Second Floor, 77 Deansgate, Manchester, M3 2BW
Basement, Barton Arcade, Manchester, M3 2BJ
32 Barton Arcade, Manchester, M3 2BH

48 Barton Arcade, Manchester, M3 2BH
46 Barton Arcade, Manchester, M3 2BH
Flat 4, 6A St Ann's Square, Manchester, M2 7HD
Flat 7, 12 St Ann's Square, Manchester, M2 7HW
STEPHENS PREMIER LTD, 10 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Barbour, 6 St Ann's Square, Manchester, M2 7HD
14 St Ann's Square, Manchester, M2 7HQ
Flat 2, 12 St Ann's Square, Manchester, M2 7HW
Flat 9, 12 St Ann's Square, Manchester, M2 7HW
Unit 4, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Sixth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Basement, Church House, 90 Deansgate, Manchester, M3 2GP
Ground Floor, 88 Deansgate, Manchester, M3 2ER
Store Rear Of 88, Deansgate, Manchester, M3 2ZZ
88 Deansgate, Manchester, M3 2ER
Fifth Floor Suite 503B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 103, International House, 82 - 86 Deansgate, Manchester, M3 2ER
82 Deansgate, Manchester, M3 2ER
First Floor Suite 102, International House, 82 - 86 Deansgate, Manchester, M3 2ER
40 Barton Arcade, Manchester, M3 2BH
25 Barton Arcade, Manchester, M3 2BB
55 Barton Arcade, Manchester, M3 2BJ
78 Deansgate, Manchester, M3 2FW
Third Floor, 62 - 66 Deansgate, Manchester, M3 2EN
76 Deansgate, Manchester, M3 2FW
First Floor, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
60 Barton Arcade, Manchester, M3 2BJ
80 Barton Arcade, Manchester, M3 2BJ
65 Barton Arcade, Manchester, M3 2BJ
19 - 20 Barton Arcade, Manchester, M3 2BB
Barton Cosmetic Dentistry Centre, 28 - 31 Barton Arcade, Manchester, M3 2BH
53 Deansgate, Manchester, M3 2BB
51 Deansgate, Manchester, M3 2AY
1 Barton Arcade, Manchester, M3 2BB
Flat 5, 12 St Ann's Square, Manchester, M2 7HW
Basement And Ground Floor, 14 St Ann's Square, Manchester, M2 7HQ
Flat 15, 12 St Ann's Square, Manchester, M2 7HW
5 Acresfield, 8 Exchange Street, Manchester, M2 7HA
Third Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
First Floor Suite 105, International House, 82 - 86 Deansgate, Manchester, M3 2ER
International House, 82 - 84 Deansgate, Manchester, M3 4HF
Third Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
13 - 16 Barton Arcade, Manchester, M3 2BB
12 Barton Arcade, Manchester, M3 2BB
Flat 2, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
22 Barton Arcade, Manchester, M3 2BB
17B Barton Arcade, Manchester, M3 2BB
67 Barton Arcade, Manchester, M3 2BJ
2 Barton Arcade, Manchester, M3 2BB
54 Barton Arcade, Manchester, M3 2BH
49 Deansgate, Manchester, M3 2AY
61 Barton Arcade, Manchester, M3 2BJ
Flat 6, 6A St Ann's Square, Manchester, M2 7HD

Flat 20, 12 St Ann's Square, Manchester, M2 7HW
 Flat 18, 12 St Ann's Square, Manchester, M2 7HW
 3 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
 6 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
 Third Floor City Centre Dental Practice, 20 St Ann's Square, Manchester, M2 7HG
 Third Floor, 20 St Ann's Square, Manchester, M2 7HG
 BUPA Dental Care, First Floor, 14 St Ann's Square, Manchester, M2 7HQ
 STARBUCKS COFFEE, Unit 4 At, 8 - 10 Exchange Street, Manchester, M2 7HA
 Units 2 And 3, Acresfield, 8 Exchange Street, Manchester, M2 7HA
 Unit 5, Acresfield, 8 Exchange Street, Manchester, M2 7HA
 Second Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
 Fifth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
 Fifth Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
 Fourth Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
 Basement And Ground Floor, 88 Deansgate, Manchester, M3 2ER
 Third Floor Suite 303, International House, 82 - 86 Deansgate, Manchester, M3 2ER
 Slug And Lettuce, 62 - 66 Deansgate, Manchester, M3 2EN
 90 Barton Arcade, Manchester, M3 2BJ
 Be At One Cocktail Bar, 13 Barton Arcade, Manchester, M3 2BB
 17C Barton Arcade, Manchester, M3 2BB
 41 Barton Arcade, Manchester, M3 2BJ
 38 Barton Arcade, Manchester, M3 2BH
 59 Barton Arcade, Manchester, M3 2BJ
 William Hill, 47 Deansgate, Manchester, M3 2AY
 Basement, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
 Flat 3, 6A St Ann's Square, Manchester, M2 7HD
 Abelsons, 8 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
 12A St Ann's Square, Manchester, M2 7HW
 Second Floor, 20 St Ann's Square, Manchester, M2 7HG
 Flat 4, 12 St Ann's Square, Manchester, M2 7HW
 Flat 11, 12 St Ann's Square, Manchester, M2 7HW
 63 Deansgate, Manchester, M3 2BW
 Caretakers Flat Fifth Floor, Church House, 90 Deansgate, Manchester, M3 2GP
 Fourth Floor, 86 Deansgate, Manchester, M3 2ER
 International House, 82 - 86 Deansgate, Manchester, M3 2ER
 84B Deansgate, Manchester, M3 2ER
 First Floor Suite 104, International House, 82 - 86 Deansgate, Manchester, M3 2ER
 Lunya, 57 Deansgate, Manchester, M3 2AY

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 Anns Square Conservation Area 1970
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Area Team Boundary - Name: CENTRAL