

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144529/FO/2025
Date registered valid: 14 November 2025
Proposal: Proposed single storey flat roof infill extension to rear
Address: Ground Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Ward(s): Deansgate Ward

Applicant: Mr Andrew Joseph PD Properties Ltd
Agent (if any): Mr Steve West studio_neo
Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 7 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 December 2025

Standard consultations:

Printed: 20 November 2025

Expired: 11 December 2025

Neighbour notifications

Printed: 20 November 2025

Expired: 11 December 2025

Site notice

Posted: 12 December 2025

Expired: 05 January 2025

Press advert

Published: 25 November 2025

Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: St Peters Square Conservation Area 1973

Tree Preservation Order:

The Lexicon is a 10-storey mixed use building with commercial (Class E) uses at the ground floor and offices on the first through tenth floors. The building is composed of steel, stone and glass with a mixture of colour tinted and back painted glazing. The site is bounded by Peter Street, Mount Street and Bootle Street.

Description of area

The application site is within an active City Centre environment, with close proximity to Albert Square and St. Peter's Square. The site is within walking distance of Oxford Road, Deansgate, Market Street, Spinning Fields Square, Princess Street, Portland Street and Cross Street. As such there is significant variety in uses around the site, including offices, hotels, cafes, bars and retail shops. There is significant footfall, cycle and vehicle activity around the site.

The area has a highly historic character; The site is surrounded by numerous buildings including Manchester Central Library (Grade II*) , Manchester Town Hall Extension (Grade II*), Friends' Meeting House (Grade II), Royale Club (Grade II), 56-58 Peter Street (Grade II), the Midland Hotel (Grade II*) and Lancashire House (Grade II).

Description of development



Full planning permission is sought for the installation of infill with roof between an existing substation and entry door. Elevational alterations to facilitate this would include:

- Removal of existing handrails to existing external staircase
- Formation of new doorway
- Construction of single-story enclosure with flat roof (infill) in a grey brick to match the existing
- Relocation of existing CCTV camera and installation of new lighting unit

Consultations & Notification Responses

Highway Services – No objections. The proposed works are not expected to have an undue impact on the highways including parking and access. Details provided as part of application are sufficient to meet the Construction Management Plan requirements for the site.

Environmental Health – No objections or comments.

Greater Manchester Police – No objections. Expressed concerns that offenders could potentially access the proposed infill roof by way of the retained staircase and handrail, suggested dusk till dawn lighting, and CCTV for the area.

Policy

Places for Everyone Joint Development Plan (2022-2039)

JP-P1 Sustainable Places

Manchester Core Strategy (2012-2027)

SP1 Spatial Principles

DM1 Development Management

EN1 Design Principles and Strategic Character Areas

Saved Unitary Development Plan Policies

DC18 Conservation Areas

Other Material Considerations:

National Planning Policy Framework

Chapter 12 Achieving well-designed places

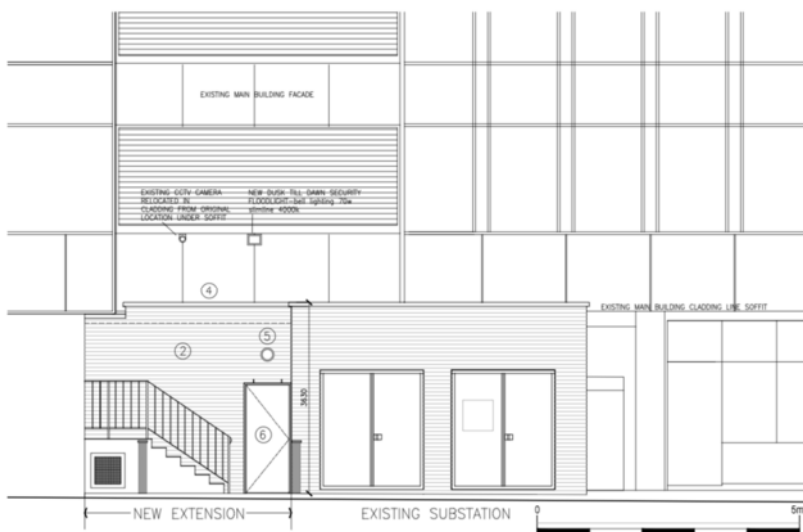
Draft National Planning Policy Framework (2025)

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

Principle of Development



The proposed infill to the existing substation has been identified as Important to meet business needs for the site's servicing and maintenance. The lack of enclosed access to the substation poses safety risk and operational challenges during inclement weather. In addition, the enclosure of an external door would curtail the potential of crime at this access point.

The proposed alterations are considered to be a positive addition to the site, and are therefore

acceptable in principle pursuant to policy SP1.

Visual Amenity and Impact on the Conservation Area and Nearby Listed Assets

Policy SP1 requires that development proposals make a positive contribution to their environment. Policy DM1 requires consideration of siting, scale, form, and materials.

The proposed infill would take design precedence from the existing substation. The development would be commensurate in scale to the existing substation and wider building, thereby remaining subservient to the focal building. The site includes grey cladding, brick and other grey finishes at the Bootle Street elevation, all proposed materials will match this existing palette. Further, external materials would be controlled with the use of a condition, to ensure they match the existing. The infill would facilitate safer access to the substation during inclement

weather, and the new doorway would allow for contractors to access the formal reception area which is not currently possible.

The proposed alterations would therefore be in accordance with policies EN1, SP1 and DM1.

Policy DC18 and EN1 require consideration of the existing character and design quality of the environment when assessing development proposals.

The application pertains to the rear of the site at the ground floor, in a recessed area on Bottle Street, unlike Mount Street, Southmill Street or Peter Street this road has notably less pedestrian or automobile traffic. The recessed nature of this section of the building also shields it from visibility from many of the historic assets sited to East and South. Some visibility of the proposed extension may be possible from the adjacent Friend's Meeting House, though much would be shielded by the assets' historic boundary wall. Views to the East of Manchester Central Library would be minimally impacted by the proposed infill.

Given the above, the proposal would therefore have a minimal impact on the historic environment pursuant to policies DC18 and EN1.

Crime and Public Safety

Policy JP-P1 and DM1 require considerations of public safety and potential for crime when assessing development proposals.

An assessment of the proposal by Greater Manchester Police found the potential for Anti-Social Behaviour could be mitigated through the use of effective lighting and surveillance. The proposal therefore includes the relocation of an existing CCTV camera and the installation of a floodlight, which would be controlled with a condition pertaining to the luminance level in order to minimise disamenity.

The proposed development is therefore considered to effectively consider public safety and the potential for crime, pursuant to policies JP-P1 and DM1.

Conclusion

The proposed works are considered to be a positive addition, that would be designed so as to minimise the impact on the historic environment and the streetscape, while remaining subservient in relation to the wider building. Proposed materials would be controlled with a condition to ensure a cohesive appearance between the proposed and existing, and the design effectively minimised the potential for crime and anti-social behaviour at the site. For these reasons the proposed alterations would be acceptable, pursuant to Manchester Core Strategy policies EN1, SP1, and DM1, Places for Everyone policy JP-P1, and Saved Unitary Development Plan policy DC19.

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: Approved

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 works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 14 November 2025:

Drawing: 2354/L2-06

Drawing: 2354/L2-03

Drawing: 2354/L2-05

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) Prior to first use of the development, the following external lighting unit hereby approved shall be installed:

- Bell Lighting 70W Skyline Slim PIR LED Floodlight - 4000K (BELL04501)

The maximum luminance of the floodlight shall not exceed 300 cd/m² in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, and DC19.1 of the Unitary Development Plan for the City of Manchester.

- 4) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been 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 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Second Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Basement, 65 Peter Street, Manchester, M2 5PB
First Floor, 6 Mount Street, Manchester, M2 5NS
Ground Floor, 65 Peter Street, Manchester, M2 5PB
49 Peter Street, Manchester, M2 3NG
Ground Floor, 49 Peter Street, Manchester, M2 3NG
First Floor, 49 Peter Street, Manchester, M2 3NG
Fourth Floor, 49 Peter Street, Manchester, M2 3NG
Third Floor, 49 Peter Street, Manchester, M2 3NG
Second Floor, 49 Peter Street, Manchester, M2 3NG
HEALTH & CASE MANAGEMENT LTD, Fifth Floor, 49 Peter Street, Manchester, M2 3NG
Sixth Floor, 49 Peter Street, Manchester, M2 3NG
Fifth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Hammond Raggett & Co Ltd, Seventh Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
W H R PROPERTIES, Ninth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Eighth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Fourth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
First Floor, 6 Central Street, Manchester, M2 5NS
First Floor Child Concern, 6 Central Street, Manchester, M2 5WG
First Floor Jennifer Dale, 6 Central Street, Manchester, M2 5WG
First Floor Vivienne Hallack, 6 Central Street, Manchester, M2 5WG
6 Mount Street, Manchester, M2 5NS
Basement, 6 Mount Street, Manchester, M2 5NS
Ground Floor, 6 Mount Street, Manchester, M2 5NS
Sixth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
CROWE CLARK WHITEHILL LLP, Third Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
63 Peter Street, Manchester, M2 5PB
First Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
65 Peter Street, Manchester, M2 5PB

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 Peters Square Conservation Area 1973
Area Team Boundary - Name: CENTRAL