

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144512/LO/2025
Date registered valid:	25 November 2025
Proposal:	Listed Building Consent for internal alterations to fourth floor offices, and internal refurbishment of fourth floor lift lobby and WCs.
Address:	Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Ward(s):	Deansgate Ward
Applicant:	Grosvenor OEI Ltd
Agent (if any):	Mr Stephen Levrant Heritage Architecture Ltd
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15/01/2026

Application details

Type of application:	Listed Building Consent
Development type:	Listed building alteration
Date of site visit:	16 December 2025
Standard consultations:	
Printed: 3 December 2025	Expired: 24 December 2025
Neighbour notifications	
Printed: 3 December 2025	Expired: 24 December 2025
Site notice	
Posted: 16 December 2025	Expired: 06 December 2025
Press advert	
Published: 9 December 2025	Expired: 2 January 2026

Departure from Development Plan: No

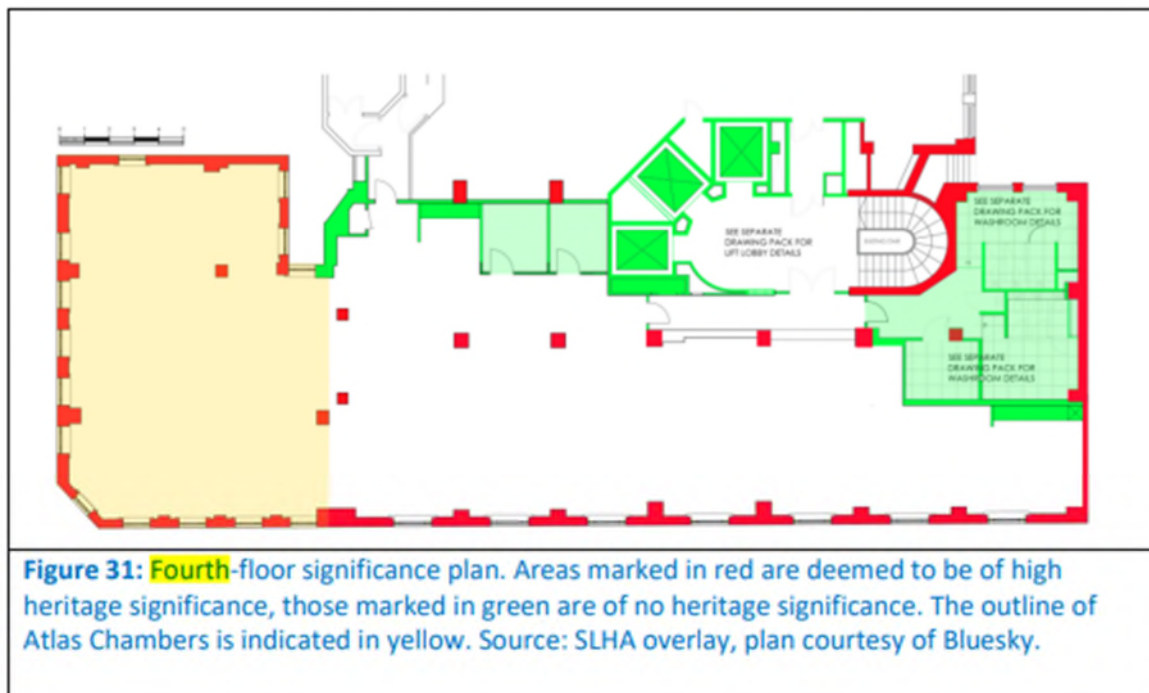
Environmental Statement: Not required

Description of site/building

The application concerns the fourth floor of the Grade II-listed Ship Canal House, which sits on the corner of King Street and Brook Street. Ship Canal House is made up of three separate listed buildings, Ship Canal House itself, the neighbouring Atlas Chambers and Lombard Chambers to the rear. The fourth-floor forms part of the original layout and construction of Ship Canal House and Atlas Chambers and have been joined internally at fourth floor level since construction.

Elements of high heritage significance include the original encased steel columns and structural ceiling beams and original stairwells, including balustrading and tiled dado (outside of this application).

Elements of little heritage significance include the late 20th century rear extension; and all interventions completed as part of previously consented refurbishment works, including modern partitioned toilets suites; decorative schemes; modern flush doors; modern radiators; skirting trunking; all lighting and M&E.



Listed building:

Grade II

Conservation area:

Upper King Street Conservation Area 1970

Tree Preservation Order:

Not applicable

Description of area

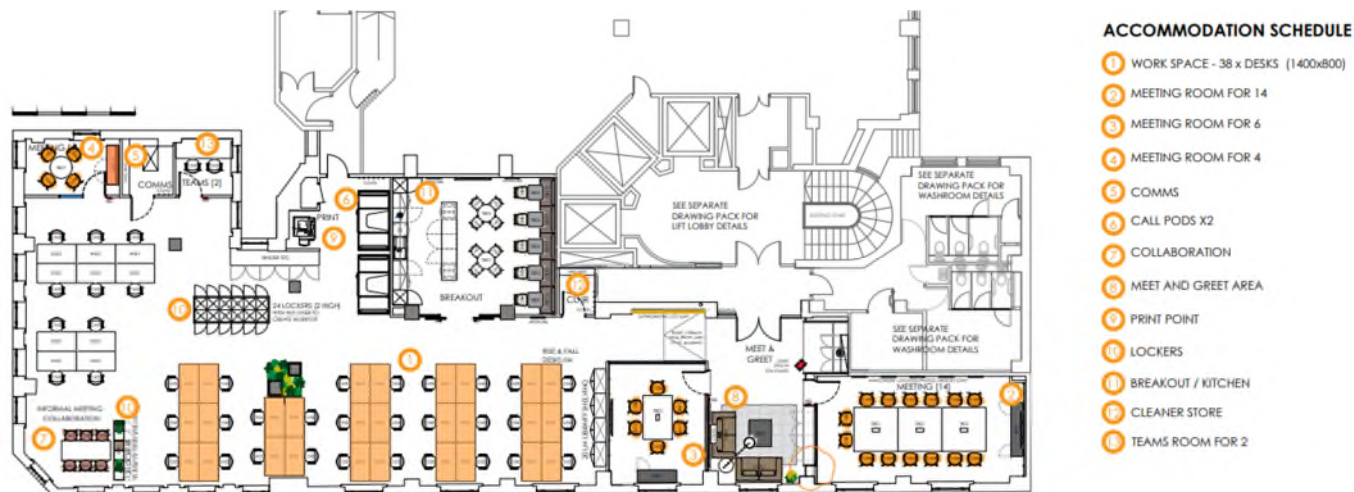
The area relates to King Street in Manchester City Centre. The area lies within the Upper King Street Conservation Area (1970) and there are fourteen listed buildings on the street including the Grade I-listed former Bank of England building at number 82 and the Grade II*-listed former Midland Bank at number 100. The character of the area comprises office, retail, dining and drinking uses. It is in a highly sustainable location, nearby to many public transport routes.

Description of development

Listed Building Consent is sought for alterations to the fourth floor, following the removal of the previous tenant's modern fit-out, including storage units, kitchenette, floor finishes, internal partitions and glazing, the part-raised floor, WCs, and the suspended ceiling and plasterboard margins, as well as the removal of the internal modern dividing wall between the lobby area and demise to facilitate an open-plan office space. The original walls would be 'made good' carefully where the existing partitions are removed,

The existing lobby doors are to be painted, with the removal of internal dividing wall between the lobby area and demise facilitating the creation of a new entrance to the suite, reinstating a historic double door entrance in this location with a glazed design with black frames.

New partitioning would be installed to create 3no. meeting rooms, 1no. breakout area and 2no. comms/team rooms. These would be solid, with glazing only to elevations facing the central spinal column of the floorplate. The proposed internal glazed partitions are to be detailed to complement the existing window mullion details, with offset transoms and mullions. The proposed finish is bronze powder coated to complement the original building finishes.



The existing office space is to be fully stripped back at ceiling level to expose the original 1927 structural beams. With the removal of the suspended ceiling, services would be exposed, concealed within cable baskets and sprayed out, with acoustic rafts between the lighting.

There would be a general redecoration of the fourth-floor with new ceiling finishes, floor finishes, joinery detailing; free-standing lockers, tables, and desks; improved reception features; and decorative feature walls. Fixings are to be minimised where possible.

An area of existing raised floor is to be removed, with a 1680mm ramp installed to the rest of the raised floor.

Within the lobby, new signage would be installed adjacent to the lift core and finished in brushed brass lettering to match the ninth-floor. New lighting would consist of an LED suspended track in an oval shape to reflect the layout of the lobby space. The new lighting is to be fixed into modern, suspended plaster ceilings.

Within the WCs, sanitaryware would be replaced with new facilities and WCs would be located in the same locations as existing. The existing modern flooring and ceilings would be retained and walnut lift reveals would be repainted in a charcoal grey colour to match the recent ninth-floor refurbishment.

Consultations & Notification Responses

Notification:

Occupiers of neighbouring buildings were notified of the proposal via notification letters. No representations have been received.

Advertisement:

The application was advertised by site notice and in the local press as affecting a listed building. No representations have been received.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC1 – Primary Economic Development Focus : City Centre and Fringe
- CC9 – Design and Heritage
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC19 – Listed Buildings

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Sections 16

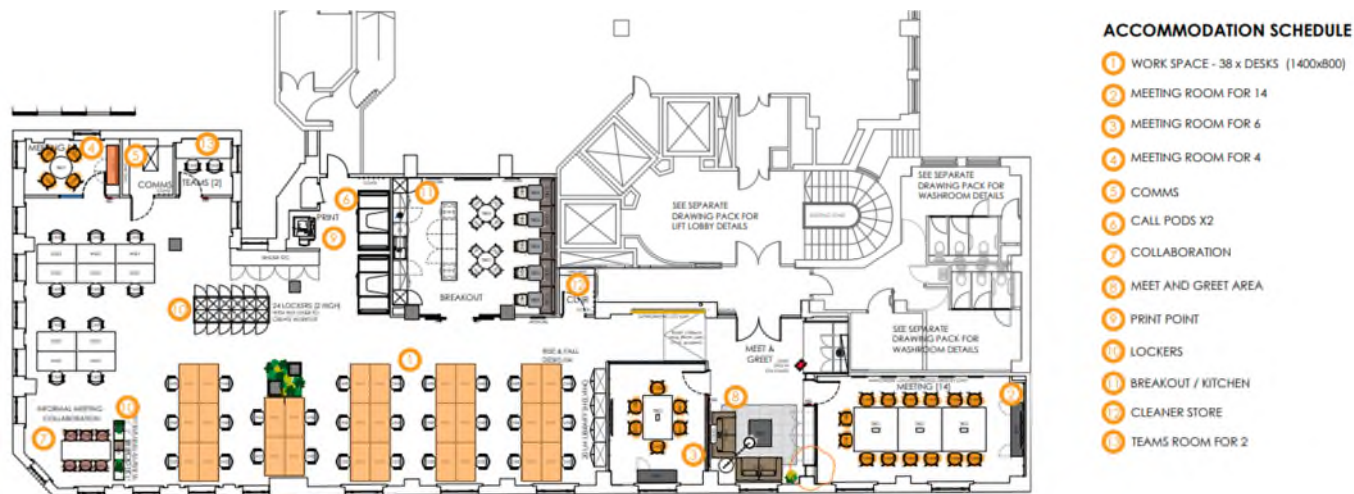
Issues

Impact on Heritage Asset

The expression of the original entrance with the proposed double doors would better reveal the historic structure and increase the legibility of the original layout. The applicant has provided a Construction Method Statement for the removal of the area of walling, noting that if historic fabric is revealed during the wall demolition, the contractor is to make the Heritage Consultant aware. Subject to a condition requiring a more detailed method statement, it is considered that these works would result in some minor heritage benefits and appropriate mitigation would be in place in the event that historic fabric was encountered or impacted.

The proposed strip-out of stud and plasterboard partitions within the suite and the existing washrooms on the 4th floor involve walls installed by the previous tenant with no historical significance. Where existing, glazed partitioning to the fourth-floor level would be removed to facilitate the new floor configuration, the original walls would be 'made good' carefully and would not impact on the special quality or character of the space.

New partitioning to create various meeting rooms and breakout areas would incur some adverse impact as they would feature solid partitions and reduce views across the floorplate. In particular, Meeting Room (#03) by virtue of its siting would reduce appreciation of the unit's full length and impact upon spatial character. Breakout Room (#11) would occupy a larger footprint than the existing partitioned rooms and would similarly replace glazed partitions with solid stud walls.



This impact is somewhat mitigated by the design of the glazing, which are detailed to reflect the mullion design of the original windows, and have a bronze powder coated finish intended to be sympathetic. It is considered that there would be a low level of less than substantial harm as a result, however this would not be unacceptable subject to a condition requiring details of how significant historic fabric, such as the original columns and window surrounds are to be protected throughout the construction of the fit-out.

Where the suspended ceiling is to be removed, the original 1927 structural beams would be exposed. This would allow for greater appreciation of the spatial character of the floorplate and create fuller views of the perimeter windows. The existing soffit is to be made good to accept the new mechanical and lighting services proposed as part of the scheme.

The services are to be exposed and concealed within cable baskets, with acoustic rafts between the lighting. Amended drawing 1427-04-CL01 (G) shows smaller acoustic panels than originally proposed, allowing for the newly exposed ceiling to be more visible. This would permit greater appreciation of the unit's spatial character. The proposed changes to the M&E installation would introduce some less than substantial harm but is considered an acceptable refurbishment given that the scale of the full height windows would be fully appreciated. The spraying out of services would mitigate further visual harm.

The general redecoration of the fourth floor with new joinery detailing; refurbishment and replacement of the existing kitchen fixtures and fittings; free-standing lockers, tables, and desks; improved reception features; and decorative feature walls is considered to have a neutral impact on the significance of the listed building. Fixings have been minimised where possible to ensure the integrity of the building fabric is preserved. The removal of the area of raised floor and installation of a ramp would not have an adverse heritage impact and would not impact upon level access.

The light refurbishments of the lobby and WCs would not impact historic fabric and would have a neutral impact on the character of the listed building.

Assessment of Harm

As outlined above, there would be some element of less than substantial harm as a result of the works, comprising of the new partitioning to create various meeting rooms and breakout areas and exposed M&E.

In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, the proposal would put the vacant unit to a viable office use in line with Core

Strategy Policies SP1 and CC1. There would also be minor positive impacts of reinstating the historic entrance and exposing the full height of the ceiling.

As such, the less than substantial harm resulting from the works are at a level where the public benefits of a viable use and reinstating the historic entrance and exposing the full height of the ceiling outweigh the harm. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

In order to mitigate against the identified harms, conditions have been outlined above to require a methodology statement for the reinstatement of the historic entrance, details of how significant historic fabric are to be protected throughout the construction of the fit-out, and that finishes will be carried out in accordance with details submitted. In addition, the works will be conditioned to be carried out in accordance with the plans and documents received, ensuring that servicing will be sprayed out.

Conclusion

In consideration of the above and subject to conditions, the proposed works are considered to not have an unacceptable adverse effect on the listed asset's architectural and historic character. The overall harm is considered to be less than substantial, and the proposed works allow the unit to be put to viable use. The less than substantial harm resulting from the works and signage are at a level where the public benefits outweigh the harm. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-P1, and JP-P2; Policies SP1, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; and sections 12 and 16 of the NPPF as they relate to the sustaining, preservation and enhancement of heritage assets.

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

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 plans and documents received:

13/11/2025

1427-04-DC-01(E)

1427-04-DE-01(D)

1427-04-GA-01(H)

1427-04-HE-01(A)

1427-04-HE-02 (A)

1427-04-JL-01(E)

1427-04-JN-01(D)

1427-04-JN-02(C)

1427-04-JN-03(C)

1427-04-JN-04(B)

1427-04-JN-05(C)

1427-04-JN-06(C)

1427-04-JN-07(C)

1427-04-JN-08

1427-04-KT-01(D)

1427-04-LB-01(B)

1427-04-WC-01(B)

1427-04-WC-02(B)

1427-04-WC-03(B)

1427-04-WC-04(B)

1427-04-WC-05(B)

791-E1718784-HLEA-XX-04-DR-E-700001 P01

791-E1718784-HLEA-XX-04-DR-E-703001 P01

791-E1718784-HLEA-XX-04-DR-E-708001 P01

791-E1718784-HLEA-XX-04-DR-E-754001 P01

791-E1718784-HLEA-XX-04-DR-M-100001 P01

791-E1718784-HLEA-XX-04-DR-PH-650001 P01

1427-04-SCH-HER-01 [DESIGN AND ACCESS STATEMENT]

1427-04-FN-01(B) [Finishes Schedule]

Luminaire Schedule prepared by Hoare Lea

Heritage Statement – 4th Floor, Ship Canal House, King Street, Manchester M2 4WU. Dated 12 November 2025

25/11/2025

1427-04-HE-04

05/01/2026

1427-04-CL-01(G)

1427-04-FL-01(E)

15/01/2026

1427-04-PE-01(E)

1427-04-PE-02(D)

1427-04-PT-01(F)

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC1, CC9, EN3 and DM1

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

3. Notwithstanding the details as set out in condition 2 above, prior to the demolition of the partition pursuant to the creation of the new entrance detailed in the 1427-04-DE-01(D) drawing, a detailed methodology statement for the demolition works shall be submitted and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- details of methods and equipment used for careful removal
- details of procedure in the event that historic fabric is encountered during the demolition works

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 PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

4. Notwithstanding the details as set out in condition 2 above, prior to the removal of existing partitions and installation of the approved partitions, a detailed methodology statement for the protection of original columns and window surrounds shall be submitted and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- details of methods and equipment used for careful removal and installation for the protection of historic fabric

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 PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

5. The materials and finishes to be used in the fourth floor fitout shall be as specified in the following documents:

1427-04-DC-01(E)

1427-04-FN-01(B) [Finishes Schedule]

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 PfE Policies JP-P1, JP-P2 and JP-Strat2,

policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

The Mall Advanced Dental Care, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Sixth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fifth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Third Floor, 73 King Street, Manchester, M2 4NG
Second Floor, 73 King Street, Manchester, M2 4NG
Fifth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Fourth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Third Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
First Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Fourth Floor, 73 King Street, Manchester, M2 4NG
73 King Street, Manchester, M2 4NG
All Bar One Cafe Bar, 75 - 79 King Street, Manchester, M2 4NG
Seventh Floor, 73 King Street, Manchester, M2 4NG
Eighth Floor, 73 King Street, Manchester, M2 4NG
First To Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
LIVERPOOL VICTORIA FRIENDLY, Ninth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Ninth Floor, 73 King Street, Manchester, M2 4NG
Hotel Gotham, 100 King Street, Manchester, M2 4WU
Sixth Floor, 67 King Street, Manchester, M2 4PD
Fifth Floor, 67 King Street, Manchester, M2 4PD
Fourth Floor, 67 King Street, Manchester, M2 4PD
Third Floor, 67 King Street, Manchester, M2 4PD
Second Floor, 67 King Street, Manchester, M2 4PD
First Floor, 67 King Street, Manchester, M2 4PD
Ground Floor, 67 King Street, Manchester, M2 4PD
Basement, 67 King Street, Manchester, M2 4PD
Ground Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Tenth Floor, 73 King Street, Manchester, M2 4NG
ENTERPRISES VENTURES LIMITED, Sixth Floor, 73 King Street, Manchester, M2 4NG
Fifth Floor, 73 King Street, Manchester, M2 4NG
Second Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Basement And Ground Floor, 84 King Street, Manchester, M2 4WQ
WEIGHTMANS LLP, Seventh Floor, 67 King Street, Manchester, M2 4PD
Seventh Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Flight Club, Ground Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Eighth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
86 King Street, Manchester, M2 4WQ
Eighth Floor To Tenth Floor, 67 King Street, Manchester, M2 4PD
Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Pall Mall Medical Centre, 61 King Street, Manchester, M2 4PD
First Floor, 86 King Street, Manchester, M2 4WQ
SYMATRIX LTD, Second Floor, 86 King Street, Manchester, M2 4WQ
84 King Street, Manchester, M2 4WQ
JAMIE'S ITALIAN LIMITED, Ground Floor, 100 King Street, Manchester, M2 4WU
67 King Street, Manchester, M2 4PD

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