

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143820/LO/2025
Date registered valid: 26 August 2025
Proposal: Listed building consent for the internal works including installation of trunking and lighting
Address: 12-20 St Anns Square, Manchester , M2 7JB
Ward(s): Deansgate Ward

Applicant: DTZ Investors
Agent (if any): Miss Ruth Owen Cushman & Wakefield
Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **13 November 2025**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 9 September 2025

Expired: 30 September 2025

Neighbour notifications

Printed: 9 September 2025

Expired: 30 September 2025

Site notice

Posted: Expired:

Press advert

Published: 16 September 2025

Expired: 7 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

No.12-20 St Ann's Square are an adjoined set of commercial buildings. No.16, 18 and 20 are Grade II Listed. The buildings are well-preserved Victorian townhouses of varying between three and four storeys. No. 16 includes a brown brick façade and a rectangular plan and massing. The symmetrical façade includes 12-pane sashed windows and decorative moulding. No. 18 and 20 similarly feature decorative moulding and sash windows. Distinctly, this building has a blush pink exterior and a distinct moulded plaster frieze band with a patterned motif. The significance of the building's comes from their combined value and exterior preservation only. The interiors of the building's did not form part of their assessment for listing.

The site is bounded by Market Street, Cross Street, St Ann Street and Deansgate.





St. Ann's Square (1956, Image from Manchester Archives)



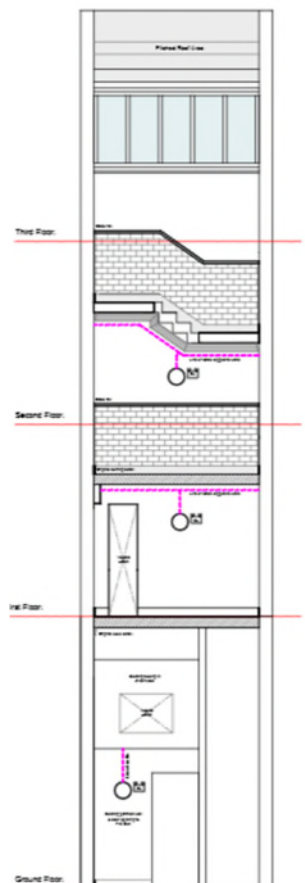
St. Ann's Square (1973, Image from Manchester Archives)

Description of area

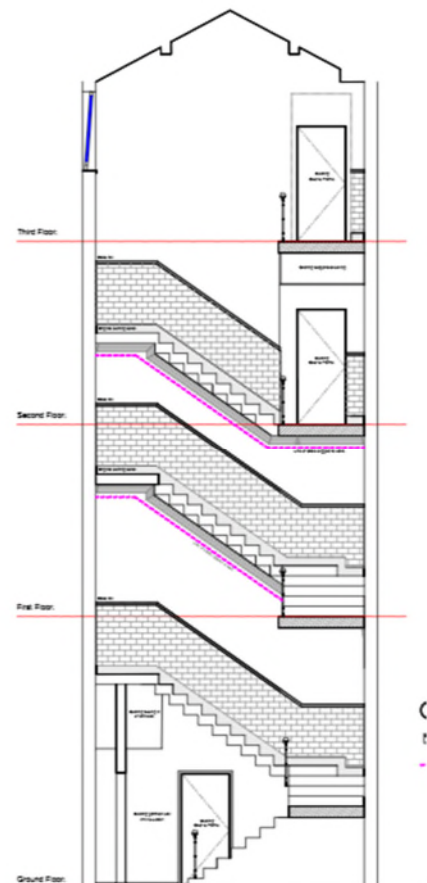
St. Ann's Square is a pedestrianised area of the City Centre, within an area of luxury commercial uses and historic assets. The Royal Exchange theatre sits in close proximity, the Barton Arcade adjoins the site and busy pedestrian and vehicle routes such as Deansgate and Cross Street are nearby. The area surrounding the Square is of a highly commercial nature, including many retail shops, restaurants, bars and cafes. A cluster of hotel uses can be seen to the East.

Description of development

Listed building consent is sought
For the installation cabling associated
with lighting and equipment in the
fire escape stairwell shared by units
12 to 20 St. Ann's Square.
The cabling is covered in a galvanised
aluminium trunking. The cabling will be
installed across four floors of the building.



STAIR - Existing Elevation A.



STAIR - Existing Elevation B.

Planning History

097698/LO/2011/C1 | LISTED BUILDING CONSENT Internal alterations including retrospective consent for works to lightwell and consent for redecoration and new fit out Approved

109417/LO/2015/C1 | LISTED BUILDING CONSENT for works to the interior only, comprising of the refurbishment to the common areas, stairwell, corridors and lift lobby. Refurbishment of internal area including the installation of new lighting, replacement of handrails, new finishes to walls and floors, the installation of feature ceiling rafts and redecoration. Approved

111245/FO/2016/C1|Works to the light well including alteration to walls and installation of new floor, stairs, walkways and roof; works to the roof including the creation of lift/plant room and associated features; and, enclosure of bin store and minor works to rear yard.

Consultations & Notification Responses

Publicity

The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No representations have been received.

Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The following policies are relevant to consideration of this application within the development plan:

Manchester Core Strategy (2012-2027)

EN3 Heritage

DM1 Development Management

Places for Everyone Joint Development Plan

JP-P2 Heritage

Saved Unitary Development Plan Policies

DC18 Conservation Areas

DC19 Listed Buildings

Other Material Considerations:

National Planning Policy Framework

Chapter 16 Conserving and enhancing the historic environment

Issues

Impact on Character and Significance the Listed Buildings



Considerations of the Conservation Area are not relevant to this application, which relates only to internal alterations and are not visible from the street scene.

Policy DC19 requires that internal alterations that would have an adverse impact on the architectural or historic character of their premises are not permitted. Policy EN3 requires that development proposal complement the heritage features of listed assets.

The proposed works are required to be implemented in order to comply with Fire Safety standards. The significance of no. 16,18 and 20 is attributed to their external appearance, particularly the design and preservation of their façade details including windows and decorative moulding. The installed lighting units are simple in their appearance conserve the appearance of the stairwell. The works are not considered to negatively impact the historic character of the building, nor harm the architectural features that lend the building its significance. The aluminium trunking is slight and unobtrusive. The applicant has agreed to paint these features to match the existing colour of the walls which will further minimise their obtrusiveness.

Given this the works would be compliant with policies DC19, DM1, EN3 and JP-P2.

The National Planning Policy Framework Section 16 sets out a framework for evaluating heritage assets, as per paragraph 215 any harm proposed must be weighed against the 'public benefit' of a given proposal.

The completed works were required to conform to Fire Safety Standards; they enable emergency lighting in an emergency stairwell shared amongst multiple businesses. The works allow for safe evacuation of the buildings in the event of an emergency, as such the development has a significant public benefit. In addition, the works do not adversely impact the historic significance of the sites. Therefore, the proposal is considered to pose a less than

substantial harm to the listed assets that is outweighed by the high public benefit related to fire safety.

Given the above, the works are considered to be simple internal modifications for a wholly utilitarian purpose. The addition of cables and colour matched trunking would not negatively impact the historic character of the stairwell nor the wider buildings. The proposal is therefore considered to be acceptable pursuant to Saved Policy DC19, Core Strategy policies EN3, and DM1, Places for Everyone policy JP-P2, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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, received by Manchester City Council as the Local Planning Authority on 26 August 2025:

Document: Lighting installation to the rear staircase at 12-20 St Ann's Square

Drawing (No.4): Proposed Elevations A,B

Drawing (No.5): Proposed Elevations C,D

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC18.

- 3) The materials used in for the internal painting of the development hereby approved shall be as follows:

Paint: Terrix IP-ST-P Polymer-Silicate Dispersion Paint with colour to match existing.

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

Heritage & Urban Design

3 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
12B St Ann's Square, Manchester, M2 7HW
BUPA Dental Care, First Floor, 14 St Ann's Square, Manchester, M2 7HQ
STEPHENS PREMIER LTD, 10 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Abelsons, 8 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Flat 21, 12 St Ann's Square, Manchester, M2 7HW
Flat 20, 12 St Ann's Square, Manchester, M2 7HW
Flat 19, 12 St Ann's Square, Manchester, M2 7HW
Flat 18, 12 St Ann's Square, Manchester, M2 7HW
Flat 17, 12 St Ann's Square, Manchester, M2 7HW
Flat 16, 12 St Ann's Square, Manchester, M2 7HW
Flat 15, 12 St Ann's Square, Manchester, M2 7HW
Flat 14, 12 St Ann's Square, Manchester, M2 7HW
Flat 13, 12 St Ann's Square, Manchester, M2 7HW
Flat 12, 12 St Ann's Square, Manchester, M2 7HW
Flat 11, 12 St Ann's Square, Manchester, M2 7HW
Flat 10, 12 St Ann's Square, Manchester, M2 7HW
Flat 9, 12 St Ann's Square, Manchester, M2 7HW
Flat 8, 12 St Ann's Square, Manchester, M2 7HW
Flat 7, 12 St Ann's Square, Manchester, M2 7HW
Flat 6, 12 St Ann's Square, Manchester, M2 7HW
Flat 5, 12 St Ann's Square, Manchester, M2 7HW
Flat 4, 12 St Ann's Square, Manchester, M2 7HW
Flat 3, 12 St Ann's Square, Manchester, M2 7HW
Flat 1, 12 St Ann's Square, Manchester, M2 7HW
Flat 2, 12 St Ann's Square, Manchester, M2 7HW
9 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
13 St Ann Street, Manchester, M2 7LG
24 - 26 St Ann's Square, Manchester, M2 7JB
Ernest Jones, 16 St Ann's Square, Manchester, M2 7HQ
First Floor, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
Third Floor Fletcher King, 20 St Ann's Square, Manchester, M2 7HG
Seventh Floor Flat, 10 St Ann's Square, Manchester, M2 7HW
14 St Ann's Square, Manchester, M2 7HQ
First Floor, 20 St Ann's Square, Manchester, M2 7HG
Second Floor, 20 St Ann's Square, Manchester, M2 7HG
Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
8 St Ann's Arcade, 10 St Ann's Square, Manchester, M2 7HW
77 Deansgate, Manchester, M3 2BW
12A St Ann's Square, Manchester, M2 7HW
McDonald's, 18 St Ann's Square, Manchester, M2 7HQ
Lancaster Buildings, 14 Barton Square, Manchester, M2 7LW
Showcase At Entrance To 20, St Ann's Square, Manchester, M2 7HG
Third Floor City Centre Dental Practice, 20 St Ann's Square, Manchester, M2 7HG
Second Floor, 77 Deansgate, Manchester, M3 2BW
Basement, 20 St Ann's Square, Manchester, M2 7HG
Basement And Ground Floor, 14 St Ann's Square, Manchester, M2 7HQ
6 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
Basement, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
65 Deansgate, Manchester, M3 2BW

Rush Hair And Beauty, 69 Deansgate, Manchester, M3 2BW
71 Deansgate, Manchester, M3 2BW
67 Deansgate, Manchester, M3 2BW
DAVID M ROBINSON, 28 St Ann's Square, Manchester, M2 7JB
Third Floor, 20 St Ann's Square, Manchester, M2 7HG
73 Deansgate, Manchester, M3 2BW
75 Deansgate, Manchester, M3 2BW
63 Deansgate, Manchester, M3 2BW
61 Deansgate, Manchester, M3 2BW
7 St Anns Arcade, St Ann's Square, Manchester, M2 7HN

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL