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Manchester City Council,
Planning Department
P O Box 532,
Manchester,
M60 2LA

[redacted]

Our Ref

19th November 2025

Dear Sir or Madam,

NatWest Group Plc
Listed Building Consent for minor works 25 St Anns Street, Manchester, M2 7HN

I write further to the above application for Listed Building Consent (LBC) which was submitted earlier today via the Planning Portal (ref:PP-14499724).

Listed Building Consent was granted earlier this year (Ref:142840/LO/2025 for works to separate 17 St Anns Square and 25 St Anns Street (which are joined by a footbridge at the mezzanine level). Since that time it has been decided to retain the footbridge in situ and undertake minor internal works to block it up at the 25 St Anns Street side. This is covered by this LBC and detailed on plan reference: E7480-GA-MZ Rev C).

A corresponding LBC has been submitted in respect of proposed minor works to 17 St Anns Square (ref: PP-14499348).

These works are minor in nature and explained on plan ref: E7480-GA-MZ Rev C and the Planning, Design and Access Statement.

The following plans form part of the submission:

- Site Location Plan.
- Existing Mezzanine Plan - E7480-EX-MZ rev B.
- Proposed Mezzanine Plan - E7480-GA-MZ rev C.

We would be happy to arrange a site visit for the conservation officer if this would be useful.

I trust the attached is sufficient to enable this application to be determined swiftly, however, should you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely

[redacted]

Katharine Morgan MRTPI
Associate
Development and Planning

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