Planning

Growth & Development

Delegated officer report for planning application

Application no.	143959/FO/2025
Date registered valid:	23 September 2025
Proposal:	Elevational alterations and the installation of a new temporary plant room housing internal air-conditioning equipment for a temporary period of 3 years.
Address:	82 King Street, Manchester, M2 4WQ
Ward(s):	Deansgate Ward
Applicant:	Ms Claudia Siegel Priory Manchester Ltd
Agent (if any):	Mr Dominic Horridge OBI Property Limited
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	06/11/2025

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit: 26 September 2025

Standard consultations:
Printed: 25 September 2025 Expired: 16 October 2025

Neighbour notifications
Printed: 25 September 2025 Expired: 16 October 2025

Site notice
Posted: 26 September 2025 Expired: 17 October 2025

Press advert
Published: 30 September 2025 Expired: 21 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the modern 15-storey tower extension to the Bank of England building at 82 King Street. 82 King Street is Grade I listed, being one of only a handful in Manchester of this highest grade and significance. Its significance derives from its association with C. R. Cockerell, the Bank of England's architect noted for his Classical Greek architectural designs, being the earliest and most expansive of Cockerell's other commissions for the Bank of England, including the Liverpool and Bristol branches.

The contemporary element of the building features masonry elevations that are tiered and staggered. Fenestration is varied, featuring continuous glazing extending upwards in the building's four corners, circular portcullis style windows, four-quadrant style manifestations of glazing separated by crossed aluminium, and smaller square windows.

Listed building: Grade I

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The site is positioned towards the western end of King Street, featuring a mix of commercial and office uses. The original Bank of England building also falls within the Upper King Street Conservation Area and adjacent to the Albert Square Conservation Area. The listed asset makes a positive contribution to the character of the area, though the contemporary portion of the premises make no such contribution to the significance of these assets. Within its vicinity are the

Grade II listed no.1 Booth Street, nos. 10 and 12 Tib Lane, nos. 84 and 86 King Street, and the Prudential Assurance Office

Description of development

Planning permission is sought for works associated with a new temporary plant room. To provide space for new electrically supplied air conditioning, heating and cooling systems to the building, the works would provide of ventilation to the new plant room at 2nd floor, working with the existing window framing.

As such, the works would remove the existing glazing panels from the existing curtain wall and window frames. The existing frames would be retained to install new perforated louvre panel. The panels would feature the circular portcullis motif found on the existing geometrical elevation.

A temporary period of 3 years is sought for the works, and the existing glazing panels that would be removed would be stored such that they can be reinstalled once the tenant MEP update has been completed.

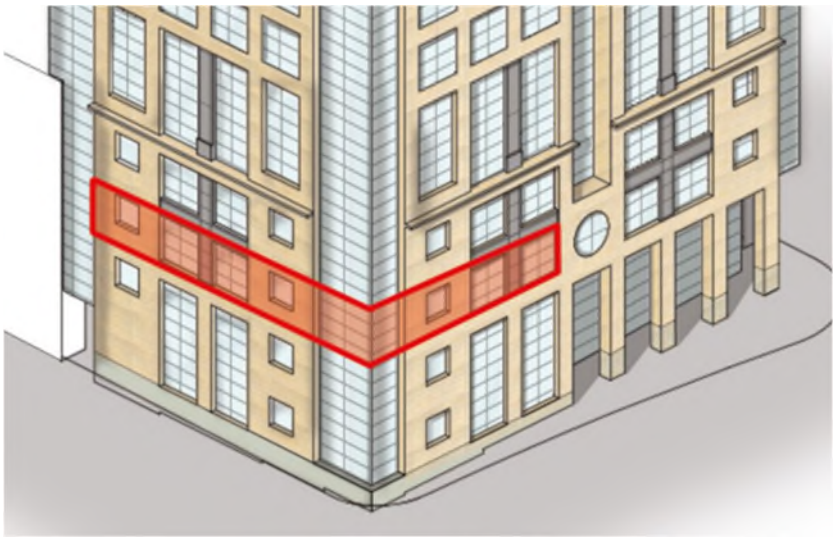


Figure 1: Works affecting the second storey of 82 King Street at the corner of Essex Street & Tib Lane

Consultations & Notification Responses

Notification/Advertisement:
Occupiers of neighbouring buildings were notified of the proposal via notification letters, the application was advertised as affecting a listed building and the setting of a conservation area, and was also publicised in the Manchester Evening News. No representations have been received as a result of this publicity.

Historic England
No objection, no comments offered.

Environmental Health
No objection, condition recommended:

- Plant has not yet been selected, and insufficient information has been provided.
- Recommends a condition that plant, equipment, servicing and internal plant rooms using ventilation louvres shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical

background (LA90) level at the nearest noise sensitive location. This should be verified following installation of acoustic treatment.

Cadent Gas
No objection, informative note requested:
- Informative concerning legal obligations where Cadent assets may be affected.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone
- JP-Strat2 – City Centre
- JP-J3 – Office Development
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester
- SP1 – Spatial Principles
- EC1 – Employment and Economic Growth in Manchester
- EC2 – Existing Office Space
- EC3 – The Regional Centre
- CC1 – Primary Economic Development Focus : City Centre and Fringe
- CC9 – Design and Heritage
- EC8 – Central Manchester
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester
- DC18 – Conservation Areas
- DC19 – Listed Buildings
- DC26 – Development and Noise

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

Principle of Development

The application would see the installation of bespoke louvres within the building's second storey rear corner. While there would be some visual impact to the geometric manifestation of the building's fenestration, it solely impacts the building's contemporary extension without causing significant harm to the setting of the Grade I listed Bank of England or the Upper King Street Conservation Area. The louvre panels themselves are designed such that this visual impact in minimised to an acceptable degree.

Ultimately, the principle of the proposal is accepted as it would help to enhance an existing office employment space within the City, fostering an employment generating use for the continued viability of the premises. Improving existing office space would help bolster the supply of high quality office space in the City. The proposal is therefore considered to be in line with PfE Policies JP-Strat2 and JP-J3; as well as Core Strategy Policies EC1, EC2, EC3, CC1 and EC8.

Issues

Visual Amenity

The proposed alterations would be sited towards the building's rear southwestern corner. In consideration of the various long range and short range views of the proposal, it is acknowledged that due to the tight configuration of Essex Street the proposal would be less visible along this route and not impact any significant views.

The rear of the site is more open, and the proposal would be most visible from the eastern side of Tib Lane, Clarence Street and Booth Street upon approach to the building.

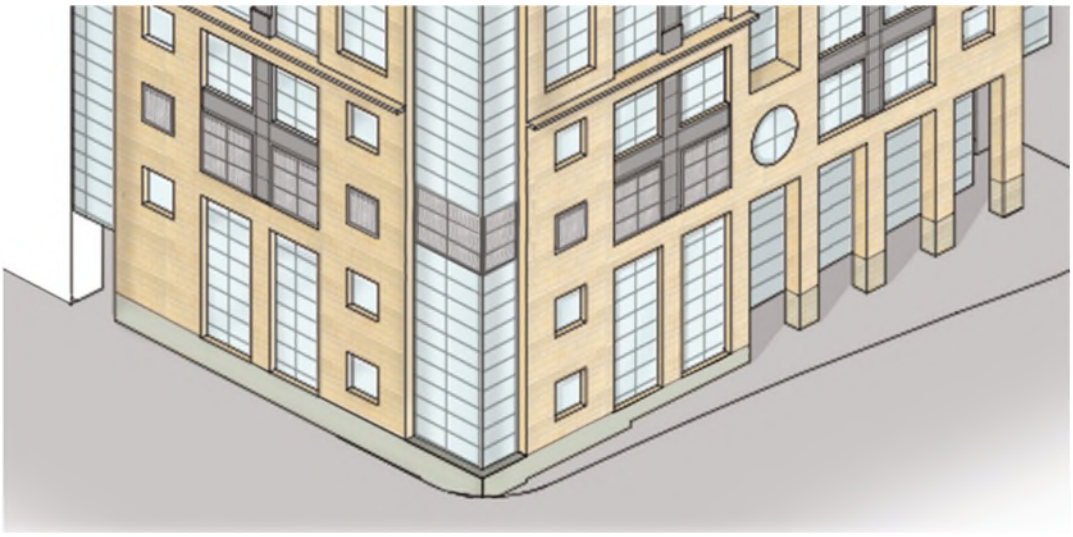
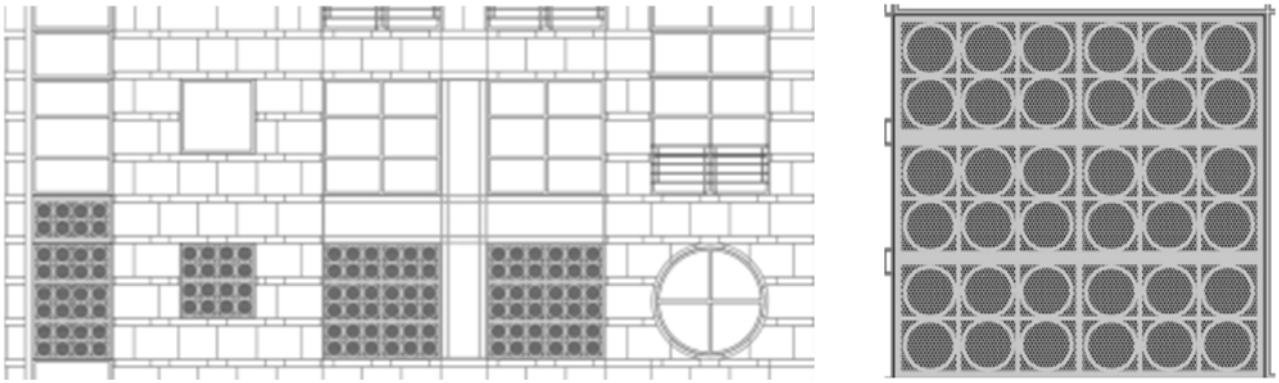


Figure 2: Mock up of perforated panels as viewed from Corner of Essex Street and Tib Lane



Figure 3: Mock up of perforated panels as viewed from Corner of Essex Street and Tib Lane

From these vantages, it is acknowledged that the symmetry and patterned geometry of the building's fenestration would be disrupted, most notably seeing the lower two quadrants of glazing within the four-quadrant manifestations altered.



Figures 4-5: Lower two quadrants of glazing within a four-quadrant 2x2 set replaced with louvre panels (left); perforated panel design (right).

However, the alterations would be for a temporary period of three years, with no permanent harm to the building's appearance. For this temporary period, the proposed perforated louvre panels would feature the circular portcullis motif found elsewhere at second storey to correspond to the building's architectural features and minimise their impression. On balance, the proposed alterations are considered to have an acceptable visual impact for the temporary period they would be in place. In the event of an approval, it is recommended that a condition is attached to the decision for full and final details of the proposed louvre panels to ensure their impact is minimal.

In view of the above, the proposed works are considered to have an acceptable temporary visual impact on the building's appearance and to comply with PfE Policies JP-Strat2 and JP-P1 and Core Strategy Policies SP1, EN1 and DM1.

Heritage

The proposal would solely impact the contemporary extension to the Grade I Bank of England and would be sited towards the building's rear southwestern corner. For the reasons outlined above, it is not considered that the temporary louvred panels would result in a permanent harm to the significance of the listed asset. It is similarly not considered to result in a permanent harm to the settings of the Grade II listed no.1 Booth Street, nos. 10 and 12 Tib Lane, nos. 84 and 86 King Street, and the Prudential Assurance Office, and would moreover not detract from the architectural and historical character of the Upper King Street Conservation Area, nor harm views within the setting of the adjacent Albert Square Conservation Areas.

No permanent harm to the character of the Upper King Street Conservation Area, the adjacent Albert Square or George Street Conservation Areas, nor the setting of nearby listed buildings has been identified. Therefore, the requirement of assessing any harm against public benefits in line with paragraph 215 of the NPPF is not required.

On this basis, the proposal is considered to meet the statutory test to preserve as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The proposal is moreover considered to be in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policies CC9, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19; and Section 16 of the NPPF as they relate to the preservation and enhancement of the settings of conservation areas and listed heritage assets.

Noise

An acoustic report has been prepared to assess the impact of plant noise.

Environmental Health initially reviewed the Sandy Brown memo dated 22nd May 2025, noting that

- The memo looks to address the internal noise transfer from the relocated plant room to the internal uses (offices and ground / 1st floor retail) with proposed plant noise limits and various insulation upgrades identifying and a lobbied door arrangement has been recommended.
- the details of the plant to be installed has not yet been assessed and would be required once known, with details of any mitigation where required
- It is not clear what the design target is in the offices but should be targeted so not to exceed around 35dB in the adjoining spaces. Proposed insulation measures will need to be suitable to meet this target.
- The recommendations for the required insulation to meet the above internal design target may need to be revised once the noise from the plant to be located in the plant room has been confirmed.

Additional clarification from the applicant confirmed that:

- noise transfer horizontally is designed to achieve 10 dB below the typical/measured noise levels within each space – hence the varying requirements for the sound insulating elements;
- Noise transfer in all cases will be less than L_{Aeq} 35 dB;
- Internal noise limits for plant are driven by the noise egress requirements and the limitations of acoustic louvres and as such they have been intentionally set so that the mitigation measures do not need to change.
- Selections (with any localised attenuation) will need to meet the sound power limits

Given that plant has not yet been selected, Environmental Health view that the above is insufficient to condition the implementation of the recommendations of the acoustic report, and a full scheme to secure a reduction in the level of noise emanating from the site should be required prior to the installation of plant. Environmental Health had the following recommendations:

- Upon selection of plant, a full assessment and details of any mitigation measures should be provided to meet the criteria where required.
- the acoustic report should include calculations to determine how the plant noise limit has been established
- a set back duty will be required to meet the night time criteria and details of this should be provided in order to the achieve the required reduction (such as percentage set back at night) and to clarify how this will be controlled operationally
- The full assessment should also confirm who the nearest receptor is
- to confirm the noise levels at the external receptors, measurements are also taken with regard to the adjoining internal spaces to confirm compliance with the suggested noise level in the response of NR20 in the internal spaces.

In order to comply with Core Strategy Policy DM1 and saved UDP Policy DC26 as they relate to noise, it is therefore recommended that a condition is attached in the event of an approval to ensure either a scheme that demonstrates that the plant, equipment, servicing and internal plant rooms using ventilation louvres will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat them so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location is submitted to and approved in writing by the Local Planning Authority.

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 polices 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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

Standard Time

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.

Temporary Time

The permission for the plant, equipment, servicing and internal plant rooms using ventilation louvres hereby granted is for a limited period only, expiring three years from the date of installation. Upon the completion of the works hereby approved, a letter of notification confirming their completion shall be submitted to the Council in writing within one month and specifying the date on which works were completed.

Reason - The use hereby approved is of a temporary nature only and pursuant to Places for Everyone Policies JP-Strat2, JP-J3, JP-P1 and JP-P2; Core Strategy policies SP1, EC1, EC2, EC3, CC1, CC9, EC8, EN1, EN3, and DM1; Saved UDP Policies DC18, DC19, and DC26; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

Discontinuance

The plant, equipment, servicing and internal plant rooms using ventilation louvres comprising the development hereby permitted shall be discontinued no later than three years from the date of installation.

Reason - The use and buildings are required to cease and be removed from spite within a specified timescale in order to allow reinstatement of the site pursuant to Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy policies SP1, CC9, EN1, EN3, and DM1; Saved UDP Policies DC18, DC19, and DC26; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

Reinstatement

Within one month prior to the expiration of the temporary period as specified in Condition 3, a scheme to restore the building's elevations shall be submitted for approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity pursuant to Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy policies SP1, CC9, EN1, EN3, and DM1; Saved UDP Policies DC18, DC19, and DC26; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

Plans

The development hereby approved shall be carried out in accordance with the following plans and documents received 11/09/2025:

Location Plan
82 King Street – New Plant Installation Options for decorative perforated panel dated 21st August 2025

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Places for Everyone Policies JP-Strat2, JP-J3, JP-P1 and JP-P2; Core Strategy policies SP1, EC1, EC2, EC3, CC1, CC9, EC8, EN1, EN3, and DM1; Saved UDP Policies DC18, DC19, and DC26; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

Materials

Notwithstanding the details as set out in condition 5 above, prior to the commencement of the development hereby approved, full details and samples of the materials for the ventilation louvres to be used in the external elevations of the development hereby approved shall be 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 Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy policies SP1, CC9, EN1, EN3, and DM1; Saved UDP Policies DC18, DC19, and DC26; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

Noise (Plant)

a) Prior to the installation of the plant, equipment, servicing and internal plant rooms using ventilation louvres hereby approved, either a scheme that demonstrates that the plant, equipment, servicing and internal plant rooms using ventilation louvres will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the plant, equipment, servicing and internal plant rooms using ventilation louvres so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first operation of the plant, equipment, servicing and internal plant rooms using ventilation louvres a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant, equipment, servicing and internal plant rooms using ventilation louvres achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the plant, equipment, servicing and internal plant rooms using ventilation louvres can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Historic England (North West)

Fifth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
16 Tib Lane, Manchester, M2 4JB
Second Floor, 76 King Street, Manchester, M2 4NH
Ground Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Flat 12, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 14, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 24, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Sports Direct Fitness, Unit 7 To 8, 55 King Street, Manchester, M2 4LQ
Ground Floor, 82 King Street, Manchester, M2 4PJ
Sixth Floor, 82 King Street, Manchester, M2 4WQ
AXA INSURANCE UK PLC, Fifth Floor, 82 King Street, Manchester, M2 4WQ
Eighth Floor, 82 King Street, Manchester, M2 4WQ
The Town Hall Tavern, Tib Lane, Manchester, M2 4JA
Fourth Floor, 76 King Street, Manchester, M2 4NH
Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Ground Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
The Mall Advanced Dental Care, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Fourth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Flat 43, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
86 King Street, Manchester, M2 4WQ
ZEUS CAPITAL LIMITED, Thirteenth Floor, 82 King Street, Manchester, M2 4WQ
18 Tib Lane, Manchester, M2 4JB
Third Floor, 76 King Street, Manchester, M2 4NH
Clarence House, 2 Clarence Street, Manchester, M2 4DW
Second Floor, 82 King Street, Manchester, M2 4WQ
Eleventh Floor, 82 King Street, Manchester, M2 4WQ
84 King Street, Manchester, M2 4WQ
Basement And Ground Floor, 76 King Street, Manchester, M2 4NH
Flat 22, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 31, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 42, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Third Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Fourth Floor, 82 King Street, Manchester, M2 4WQ
First Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
50 Pall Mall, Manchester, M2 1AQ
First Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Flat 33, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Basement, 82 King Street, Manchester, M2 4WQ
Top Flat, The Town Hall Tavern, Tib Lane, Manchester, M2 4JA
Flat 11, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Second Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Seventh Floor, 82 King Street, Manchester, M2 4WQ
Tenth Floor, 82 King Street, Manchester, M2 4WQ
Ground Floor And First Floor, 82 King Street, Manchester, M2 4WQ
Flat 41, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 15, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 16, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Basement And Ground Floor, 84 King Street, Manchester, M2 4WQ
Ninth Floor, 82 King Street, Manchester, M2 4WQ

BERWIN LEIGHTON PAISNER LLP, First Floor, 76 King Street, Manchester, M2 4NH
Bike Rack NO.12, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Fourth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Third Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Second Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Flat 25, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Fifth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Flat 21, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 32, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 23, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
CHANNEL 4 TELEVISION CORPORATION, Twelfth Floor, 82 King Street, Manchester, M2 4WQ
First Floor, 82 King Street, Manchester, M2 4WQ
First Floor, 86 King Street, Manchester, M2 4WQ
SYMATRIX LTD, Second Floor, 86 King Street, Manchester, M2 4WQ
Third Floor, 82 King Street, Manchester, M2 4WQ

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