MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant	Agent (if used)
Mr Marlon Chetty Marshall House Huddersfield Road West Yorkshire HX5 9BW	Mr Andrew Harris Buttress Architects Ltd 41 Bengal Street Manchester M4 6AF

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 6c (Verification for Phase 2, 3 and 4 Repairs) and 8c (Verification for Phase 3 and 4 Cathodic Protection Works) pursuant to Listed Building Consent 144292/JO/2025.

Location: Hotel Gotham, 100 King Street, Manchester, M2 4WU

Date of application: 25 March 2026

Application number: CDN/26/0290

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Repair Works
The following information has been submitted in respect of this planning condition:

- Letter - Condition 6c: Phase 2 (King Street), 3 (Brown Street) & 4 (Chancery Lane) Masonry Repairs (Prepared by Buttress; Dated 24/03/2026)
- Zone 5 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 6 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 7 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 8 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 9 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 10 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 11 Defect Survey (Prepared by Concrete Repairs Limited)
- Zone 12 Defect Survey (Prepared by Concrete Repairs Limited)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 05 Repairs (Prepared by Buttress)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 06 Repairs (Prepared by Buttress)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 07 Repairs (Prepared by Buttress)
- Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 08 Repairs (Prepared by Buttress)

o Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 09 Repairs (Prepared by Buttress)
o Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 10 Repairs Revision A (Prepared by Buttress)
o Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 11 Repairs (Prepared by Buttress)
o Midland Bank, Manchester [Hotel Gotham] - Masonry Repairs Schedule Zone 12 Repairs (Prepared by Buttress)

Stamped as received by the City Council as Local Planning Authority on 25/03/2026.

The submitted information is acceptable in relation to part c of condition 6 only. To fully comply with the requirements of the condition, the approved measures shall be retained and maintained for its lifetime.

Part c of condition 6 is now discharged on this basis. All parts of condition 6 have now been discharged.

Cathodic Installation Verification
The following information has been submitted in respect of this planning condition:

o Letter - RE: Hotel Gotham CP Installation, Phased Completion - Chancery Lane Elevation (Prepared by Corrosion Engineering Solutions; Dated 12/03/2026)
o Letter - RE: Hotel Gotham CP Installation, Phased Completion - Brown Street Elevation (Prepared by Corrosion Engineering Solutions; Dated 22/12/2025)

Stamped as received by the City Council as Local Planning Authority on 25/03/2026.

The submitted information is acceptable in relation to part c of condition 8 only. To fully comply with the requirements of the condition, the approved measures shall be retained and maintained for its lifetime.

Part c of condition 8 is now discharged on this basis. All parts of condition 8 have now been discharged.

Date: 11 May 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.