

Planning

Delegated Officer Report

Summary of application details

Application reference:	145621/LO/2026
Application type:	Listed building consent (Alt/Ext)
Proposal:	Listed Building Consent for repairs to roof, elevations and terraces.
Site address:	Middle Warehouse Middle Warehouse, Castle Quay Manchester M15 4NJ
Ward(s):	Deansgate
Date application valid:	07 April 2026
Applicant name:	
Agent (if any):	Mr Stephen Levrant
Case officer:	Sam Elliott
Recommendation:	Approve
Date of recommendation:	26 May 2026

Description of site, building and/or area

The application relates to the Grade II listed Middle Warehouse (now known as Castle Quay), located in the Castlefield Conservation Area. It is bounded to the Bridgewater Canal basin and an area of public realm and to the south and west by Castle Quay.

It was constructed in 1828 and used as a canal warehouse until the mid-1980s when it was converted to residential apartments as part of the first phase of the Castlefield Basin area. The building suffered a substantial fire in 1919, which destroyed the entirety of the interior/roof which eroded the fabric of the building. Historic fabric was further eroded with the conversion to apartments in

It is five storeys, constructed of red brick with some sandstone dressings. It features segmental arches to the basin and car park elevations. At the roof level, there is a plain stone band over the top storey, and plain parapet (replaced over the centre by a concrete flat roofed penthouse). It also features open gable balconies at the apex of the 6no. historic vertical loading bays.

Accordingly, its significance derives both from its historic role within Manchester's industrial history and its architectural quality and features. The 1980s alterations while modern aimed to restore the character and appearance of the original warehouse design, but using typically 1980s materials.

The building therefore positively contributes to the character of the Castlefield Conservation Area, alongside the Grade II listed canal lock and Merchants Warehouse across the canal, as well as the Bridgewater Canal Offices across Chester Road.

Description of development

Listed Building Consent is sought for external repairs and the alteration of rainwater goods to the Grade II Listed Middle Warehouse, partly to address water ingress issues for residents.

The works to the roof level include:

- Isolated repairs and refitting of modern 1980s repair works, including minor roof and ridge tiles to the main roof and dormers.
- Re-filleting of cement verges to the 1980s dormers and gable ends.
- Strip down of modern the 1980s pergolas, with treatment and coating to steelwork. The existing plywood cladding would be reinstated with new timber cladding and timber spars treated on a like for like basis replicating the original design
- Replacement of the modern 1980s plywood joinery with new Tricoya to dormer cheeks.
- Removal of the modern 1980s GRP column casings, with treatment and coating to hidden steelwork as well as the refitting and replacement of GRP mouldings.
- The overhaul and repair of the 1980s terrace doors and windows to Levels 2-5, including Dryflex timber repairs and new draught seals.
- Redecoration of all modern 1980s joinery and steel railings with a Dulux Trade Metalshield Satin paint coloured to match the existing.
- Replacement of the modern 1980s plastic perimeter eaves guttering and downpipes with a slightly larger diameter guttering with in a textured aluminium guttering to resemble cast iron. There would be a straightening out of the guttering to prevent future blockages.
- Recoating of modern 1980s terraces to Level 5 and sheet lead joints to the new parapet gutters
- Lead solder repairs to modern 1980s valley gutters and stepped flashings, in accordance with traditional lead repair standards.
- Retrofitting of cavity trays within the modern 1980s parapet walls to halt water ingress.

At the building's elevations, the 1980s windows would be eased, adjusted and redecorated. There would be dryflex timber repairs and new draught seals. Areas of missing or failing mortar joints would be raked out by hand and re pointed in lime mortar mix. Correspondence with the applicant dated 27/04/2026 has confirmed that the original "penny pointing" technique to the elevations would be implemented.

The correspondence dated 27/04/2026 also confirmed that the unauthorised signage and general clutter to the building, including cameras, cabling, fixings, menu boards, poor quality lights, would be removed, as well as confirming that scaffolding would be required for the above works.

Relevant planning history

No relevant planning history.

Consultation, notification and publicity responses

Consultations

No consultations.

Notifications and publicity

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 and the character of a conservation area. No representations have been received.

Relevant policies

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
- 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

- DC18 – Conservation Areas
- 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

Assessment

Impact on the Listed Building

The application site, as a Grade II waterfront warehouse, is a positive contributor to the Castlefield Conservation Area and is of high heritage significance due to its location, position and direct link to Manchester's industrial heritage, specifically the historic canal network which is recognised as facilitating the industrial revolution.

It is noted that a site visit could not be undertaken in this instance. However, the applicant has submitted the Heritage Statement & Design & Access Statement document alongside drawings

and photographs. It is considered that sufficient data exists to form a judgement on the proposed repairs and alterations. The submission has made clear that there are a number of areas of the building in poor condition which not only impact the visual appearance of the building but are also resulting in water ingress threatening the long-term health of the listed building.

There would be some low level less than substantial harm as a result of the straightening out of the guttering, such that it would not contour the building and become more visible. However, this low level of harm would be weighed against the benefits of reducing the number of blockages and likelihood of water ingress. Overall, this is considered to be acceptable.

While the increased dimensions of the guttering would have a minor visual impact, the change from PVC rainwater goods to a heritage aluminium product with a textured finish would overall work to have a positive impact on the building's appearance.

Subject to conditions requiring the submission of material samples, the proposed works would overall positively benefit the listed building through replacement of worn out and damaged elements and work to protect the building from water ingress. There would also be positive heritage benefits in the removal of unauthorised signage and clutter to the northern elevation, and it is recommended that a condition is attached to ensure this is carried out satisfactorily.

It is noted that scaffolding would be required which may result in some harm to the listed building through fixings. Subject to a condition that would control any scaffold installed on site, it is considered that harm would be low level and mitigated satisfactorily.

Assessment of Harm

As outlined above, there would be a low level of less than substantial harm as a result of the straightening of the guttering. Further harms would be mitigated through conditions requiring final details and samples of the works, scaffolding details and methods for removal of unauthorised elements of signage and clutter.

In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, the proposal have a beneficial impact on the listed building, improving its appearance through repair, as well as addressing water ingress to secure its long-term health and structural integrity.

As such, the less than substantial harms resulting from the works are at a level where the public benefits of facilitating the occupancy of a viable use 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 is moreover considered to be in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14 and DC19; sections 12 and 16 of the NPPF; and the Council's Shopfront and Design Guide as they relate to the 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.

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. 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, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC18 and DC19; and sections 12 and 16 of the NPPF as they relate to the sustaining, preservation and enhancement of heritage assets.

Recommendation:

Approve

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 following drawings and documents received by Manchester City Council as the Local Planning Authority on...

07/04/2026:

- BSC03236 – 005 Revision 01 [Location Plan]
- Heritage Statement & Design & Access Statement dated April 2026 prepared by Levrant

27/04/2026:

- correspondence dated 27/04/2026 (re: agent confirmation)

22/05/2026:

- BSC03236-001 Revision 01 - Pediments & Dormers
- BSC03236-002 Revision 01 - Parapet Wall & Guttering Works
- BSC03236-003 Revision 01 - Roof Plan
- BSC03236-004 Revision 01 - Guttering Plan
- BSC03236-007 Revision 01 – Pergolas, Rafter & Beams Works
- BSC03236-008 Revision 01 – L.5 Repairs Works Locations
- BSC03236-009 Revision 01 – L.4 Repairs Works Locations
- BSC03236-010 Revision 01 – L.3 Repairs Works Locations
- BSC03236-011 Revision 01 – L.2 Repairs Works Locations
- BSC03236-012 Revision 01 – L.5 Pointing Locations
- 50 – Pointing Locations Canalside Elevation Mark Up
- 51 – Pointing Locations Rear Elevation Mark Up
- correspondence dated 22/05/2026 (re: downpipe confirmation)

- BSC03236-001 Revision 01
- BSC03236-201 Revision 01
- BSC03236-202 Revision 01
- BSC03236-203 Revision 01
- BSC03236-204 Revision 01
- BSC03236-205 Revision 01

- BSC03236-301 Revision 01
- BSC03236-302 Revision 01
- BSC03236-303 Revision 01
- BSC03236-305 Revision 01
- BSC03236-306 Revision 01
- BSC03236-307 Revision 01
- BSC03236-308 Revision 01

- BSC03236-310 Revision 01
- BSC03236-312 Revision 01

- BSC03236-401 Revision 01
- BSC03236-402 Revision 01
- BSC03236-403 Revision 01
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- BSC03236-408 Revision 01
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- BSC03236-411 Revision 01
- BSC03236-412 Revision 01
- BSC03236-413 Revision 01

- BSC03236-414 Revision 01
- BSC03236-501.1 Revision 01
- BSC03236-501.2 Revision 01
- BSC03236-502 Revision 01
- BSC03236-503 Revision 01
- BSC03236-504 Revision 01
- BSC03236-505 Revision 01
- BSC03236-506.1 Revision 01
- BSC03236-506.2 Revision 01
- BSC03236-507.1 Revision 01
- BSC03236-507.2 Revision 01
- BSC03236-507.3 Revision 01
- BSC03236-508 Revision 01
- BSC03236-509 Revision 01
- BSC03236-510.1 Revision 01
- BSC03236-510.2 Revision 01
- BSC03236-510.3 Revision 01

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, EC1, EC3, CC1, CC9, EN3 and DM1 of the Core Strategy; saved policy DC19 of the Unitary Development Plan for the City of Manchester; and Section 16 of the Listed Buildings and Conservation Areas Act 1990.

3)

- a) Notwithstanding the details of condition 2 above, prior to the installation of any scaffolding, a methodology and specification for any associated scaffolding and support structure, including its location, means of affixing to the building, if applicable, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding, and details of making good to the building fabric following removal, shall be submitted to and approved in writing by the Local Planning Authority. The scaffolding methodology shall be implemented and remain in place for the duration of the development.
- b) In the event that scaffolding is not required to carry out the development hereby approved, a methodology and specification for the alternative means of access, and details of making good to the building fabric following removal if applicable, shall be submitted to and approved by the Local Planning Authority prior to being undertaken. The approved details shall be implemented as part of the development.
- c) Upon the completion of the repair works detailed in condition 2 above hereby approved, material samples and a methodology for the repair of the fixing points made within the building to support the scaffold or the means of access approved under parts a or b of this condition, shall be submitted to for approval by the Local Planning Authority.
- d) The building shall be repaired and made good in accordance with the approved details and be carried out as part of the development following removal of the scaffolding within one month of removal.

Reason- In the interests of visual amenity and because the proposed works affect a listed building 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 of condition 2 above and correspondence dated 27/04/2026 (re: agent confirmation) detailing the removal of the unauthorised works including signage, cameras, cabling, fixings, menu boards and lighting to the northern elevation as well as the making good of any fixings hereby approved, prior to their removal and making good, full and final details for the removals and repairs shall be submitted and approved by the Local Planning Authority. The details shall be implemented and remain in place for the duration of the works.

Reason- In the interests of visual amenity and because the proposed works affect a listed building 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)

Notwithstanding the details as set out in condition 2, prior to the refilleting of cement verges to the 1980s dormers and gable ends, a sample of the cement mix and refilleting shall be submitted and approved by the City Council as Local Planning Authority to control the appearance and quality of workmanship. 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.

6)

Notwithstanding the details as set out in condition 2, prior to the strip down of the modern 1980s pergolas and reinstatement of timber spars, a sample of the replacement timber shall be submitted and approved by the City Council as Local Planning Authority.

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.

7)

Notwithstanding the details as set out in condition 2, prior to the removal of existing dormer cladding and plywood joinery and their replacement, a sample of the replacement cladding and Tricoya to the dormer checks shall be submitted and approved by the City Council as Local Planning Authority. 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.

8)

Notwithstanding the details as set out in condition 2, prior to the removal of 1980s GRP column casings, any treatment and coating to hidden steelwork or works to GRP mouldings, a sample of the GRP shall be submitted and approved by the City Council as Local Planning Authority to determine the colour and finish. 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.

9)

Notwithstanding the details as set out in condition 2, prior to the redecoration of any steel railings, details of the colour and a sample of the paint shall be submitted and approved by the City Council as Local Planning Authority. 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.

10)

Notwithstanding the details as set out in condition 2, prior to the replacement of the plastic perimeter eaves guttering and downpipes, full and final details including the size and sample of the textured aluminium product shall be submitted and approved by the City Council as Local Planning Authority. 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.

11) Level 5 terraces

Notwithstanding the details as set out in condition 2, prior to the recoating of 1980s terraces at Level 5 and sheet lead joints to the new parapet gutters, a sample of the works shall be submitted and approved by the City Council as Local Planning Authority to determine the colour and finish. 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.

12)

Notwithstanding the details as set out in condition 2, prior to the raking out of any areas of missing or failing mortar joints and repointing in lime mortar mix, full and final of the works shall be submitted and approved by the City Council as Local Planning. For the avoidance of doubt, this shall include a sample of the mortar mix, the area of repointing and sample of the pennypointing technique. 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.

13)

Notwithstanding the details as set out in condition 2, prior to any easing, adjusting, redecorating, dryflex timber repairs or installation of new draught seals of the 1980s

windows or doors, samples shall be submitted for the draught seals and dryflex repairs including product details, colour and finish. 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.