

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145550/LO/2026

Date registered valid: 27 March 2026

Proposal: Listed Building Consent for installation of secondary glazing to upper floors.

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

Ward(s): Deansgate Ward

Applicant: Ciaran Lavery Leonardo Hotel Management (UK) Limited

Agent (if any): Andrew Burns Atelier MB

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19/05/2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 7 April 2026 Expired: 28 April 2026

Neighbour notifications

Printed: 7 April 2026 Expired: 28 April 2026

Site notice

Posted: 13 April 2026 Expired: 5 May 2026

Press advert

Published: 14 April 2026 Expired: 6 May 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II* Former Midland Bank. The property has a striking facade and is comprised of ten stories, arranged in diminishing stages of four, three, two and one storeys. The external elevations of the property are completed in Portland Stone overlaid on a steel frame. The site is in mixed use as a restaurant (Class E (b)) and Hotel (Class C1). The listed building has recently undergone facade repair works that saw the installation of a cathodic protection system to prevent the corrosion of its steel frame. Internally, the approved hotel use has seen the space heavily sub-divided. Many of the windows at first and second floor feature modern secondary glazing measures, with the upper floors still featuring the original single glazed metal framed windows.

Listed building: Grade II*

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of the City Centre and the Upper King Street Conservation Area. Neighbouring development consists of a high number of Grade II listed buildings including the Grade II* listed Former Reform Club, and the Grade II listed no47, no49 and no60 and no62 Spring Gardens. Neighbouring uses comprise of a high number of commercial properties in restaurant (Class E(b)) and office uses (Class E(g)(i)).

Description of development

The application seeks listed building consent for the installation of secondary glazing to the property's third, fourth and fifth floors.

26 windows at the third, fourth and fifth floors, totalling 78 windows across four different window types, would have black powder coated aluminium secondary glazing installed.

Each piece of secondary glazing would be installed within their respective window's cill with timber packets. Said frames would be slim enough so as not to be visible/protrude past the transoms and outer frame of the existing windows, with the exception of those situated on the fourth floor.

The secondary glazing measures are required to improve thermal efficiency and to reduce condensation build up on the property's windows that is causing long term damage to the property's original windows.

Planning History

A high number of planning applications are on record for the application site, the most relevant of which are shown below:

144292/JO/2025 - Variation of Listed Building Consent 139882/LO/2024 consisting of the introduction of a Phasing condition, variation of conditions 5 (Repair Works) and 7 (Cathodic Installation Verification), and the partial discharge of conditions 3 (Scaffolding Methodology), 5 (Repair Works) and 6b (Internal Cabling Details) relating to phases one and two – Approved November 2025.

139882/LO/2024 - Listed Building Consent for the installation of cathodic protection and facade repair/cleaning of the external elevations – Approved August 2024.

101523/LO/2013/C1 - LISTED BUILDING CONSENT Internal and external alterations to 100 King Street to facilitate its re-use and associated refurbishment and restoration as a new hotel with ancillary bar and restaurant use – Approved April 2013.

101522/FO/2013/C1 - Change of use of floors 1 - 8 and part of ground floor of 100 King Street from office (Class B1) to Hotel (Class C1) with associated bar and restaurant use (Class A3 and A4) at levels 1, 2, 7 and 8 and associated external works comprising formation of new hotel drop off point, associated public realm works, installation of 2 No. lanterns adjacent to the proposed hotel entrance and creation of external bar / terrace area at the roof level and associated works - Approved April 2013.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Historic England – No objection.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 – Core Growth Area

- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 16 – Conserving the Historic Environment

Draft National Planning Policy Framework (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

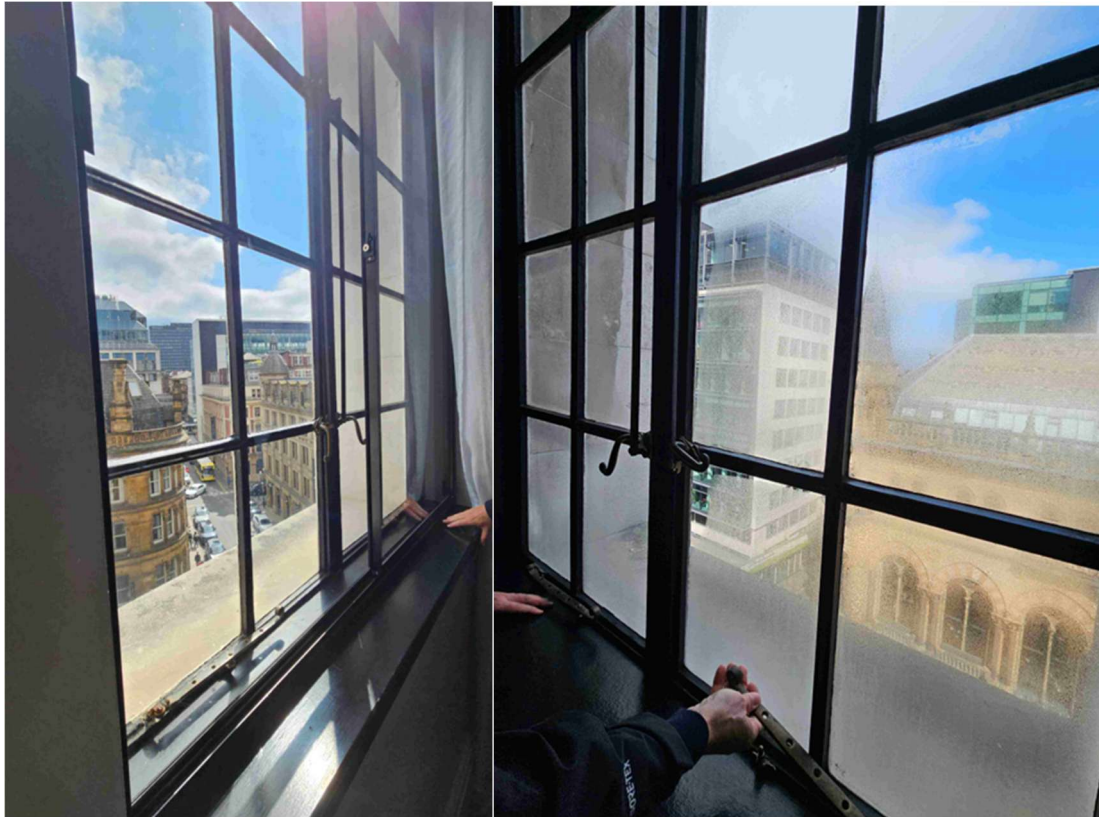
Issues

Impact upon Heritage Asset

The Grade II* listed former Midland Bank was designed by Sir Edwin Lutyens in 1928 and completed in 1935 and is considered to be one of his finest works. The building is constructed with a steel frame overlaid with Portland Stone. Externally, the building has a commanding presence within the street scene, featuring ornate detailing both externally, in the form of decorative stonework, as well as internally, with its former bank hall and mezzanine featuring marble finishes installing a sense of grandeur and opulence. Its upper floors, whilst significant, are however markedly less grand and detailed than that of its ground floor and mezzanine, having not been designed by Lutyens. The use of the site as a bank ceased in 2008 and since then planning permission has been granted and implemented for a ground floor restaurant use (Class

E(b)), with hotel (Class C1) above.

As part of the hotel fitout secondary glazing measures were installed to the property's first and second floors, though the property's third, fourth and fifth floors still feature single glazed metal windows. Those floors with no secondary glazing measures are experiencing significant and frequent condensation to the property's original windows, and poor climate control performance.



Existing secondary glazing measures to first and second floor (Left) and condensation to original windows (right)

The proposed secondary glazing measures would be the same as that of the existing units present on the first and second floors of the property. The units are slimline to the point where they would not be thicker than the original windows outer frames or transoms. This is however with the exception of those present on the fourth floor where the cills of the windows affected are shorter and thus the secondary glazing measures cannot be reasonably setback. Notwithstanding this, it is considered that due to them being present on the fourth floor, this would have an almost imperceivable impact on the external appearance of the listed building.

In line with the above, it is considered that the proposal would cause a very low amount of less than substantial harm to be caused to the significance of the listed building. If implemented however, it is acknowledged that public benefits would be generated in the form of improved thermal efficiency performance, as well as preventing the collection of condensation on the property's windows which is causing some water damage and rust to some units.

In the event of an approval it is considered necessary to impose a planning condition that would require the submission of an installation methodology for the proposed secondary glazing measures.

Heritage Assessment and Conclusion

In line with the above, it has been found that the proposals, subject to appropriate planning condition, would cause a very low level of less than substantial harm to be caused to the

significance of the listed building. Notwithstanding this, the identified public benefits of thermal efficiency and the protection of the original windows, are considered would outweigh the identified harm. Therefore, the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to preservation, and would fail to accord with Places for Everyone Plan Policy JP-P2, Core Strategy Policies SP1, CC1, CC4, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC19, National Planning Practice Guidance, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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

Conditions 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Location Plan (Planning Portal Reference PP-14811551v1)
- P(100): Proposed Window A Third Floor
- P(110) Rev A: Proposed Window B Fourth Floor (Received 01/05/2026)
- P(120): Proposed Window C Fifth Floor Tyle 1
- P(125): Proposed Window C Fifth Floor Tyle 2
- P(200): Proposed Elevation Brown Street
- P(210): Proposed Elevation King Street
- P(220): Proposed Elevation Spring Gardens
- P(230): Proposed Elevation Chancery Lane
- Heritage Statement (Prepared by Atelier.MB; Dated March 2026)

- Horizontal Slider Product Specification (Received 13/05/2026)

All received by the City Council as Local Planning Authority on 27/03/2026, unless specified otherwise.

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.

- 3) Prior to the installation of the secondary glazing units hereby approved, a method statement for works hereby approved shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include

shall include:

- detail on the method of fixing and any necessary supports for all window types.

The approved details shall then be implemented as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Manchester Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Ninth Floor, 73 King Street, Manchester, M2 4NG
Tenth Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 81 King Street, Manchester, M2 4AH
All Bar One Cafe Bar, 75 - 79 King Street, Manchester, M2 4NG
LIVERPOOL VICTORIA FRIENDLY, Ninth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Basement, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Fourteenth Floor, 50 Brown Street, Manchester, M2 2JT
Ground Floor, 60 Spring Gardens, Manchester, M2 2BQ
Seventh Floor, 73 King Street, Manchester, M2 4NG
Sixth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Eighth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
St James Club, 45 Spring Gardens, Manchester, M2 2BG
Seventh Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
First Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Eighth Floor, 73 King Street, Manchester, M2 4NG
43A Brown Street, Manchester, M2 2JJ
Flight Club, Ground Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Third Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Unit 1, 50 Brown Street, Manchester, M2 2JT
Tenth Floor, 50 Brown Street, Manchester, M2 2JT
ENTERPRISES VENTURES LIMITED, Sixth Floor, 73 King Street, Manchester, M2 4NG
Fifth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
43 Spring Gardens, Manchester, M2 2BG
Ground Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fourth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fifth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Third Floor, 60 Spring Gardens, Manchester, M2 2BQ
Fifth Floor, 73 King Street, Manchester, M2 4NG
Fifth And Sixth Floor, 50 Brown Street, Manchester, M2 2JT
Twelfth Floor, 50 Brown Street, Manchester, M2 2JT
First To Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
The Chancery, 58 Spring Gardens, Manchester, M2 1EW
DUFF & PHELPS LTD, Second Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
73 King Street, Manchester, M2 4NG
Fourth Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 73 King Street, Manchester, M2 4NG
Fourth Floor, 81 King Street, Manchester, M2 4AH
Second Floor, 81 King Street, Manchester, M2 4AH
Eleventh Floor, 50 Brown Street, Manchester, M2 2JT
Second Floor, 60 Spring Gardens, Manchester, M2 2BQ
Ground Floor, 81 King Street, Manchester, M2 4AH
Seventh Floor, 50 Brown Street, Manchester, M2 2JT
Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Sixth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
First Floor, 60 Spring Gardens, Manchester, M2 2BQ
60 Spring Gardens, Manchester, M2 2BQ
Second Floor, 73 King Street, Manchester, M2 4NG

Thirteenth Floor, 50 Brown Street, Manchester, M2 2JT
Seventh Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
47 Spring Gardens, Manchester, M2 2BG
JAMIE'S ITALIAN LIMITED, Ground Floor, 100 King Street, Manchester, M2 4WU
Fourth Floor, 50 Brown Street, Manchester, M2 2JT
Eighth And Ninth Floors, 50 Brown Street, Manchester, M2 2JT
Fourth Floor, 60 Spring Gardens, Manchester, M2 2BQ

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
Area Team Boundary - Name: CENTRAL