MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000134
Application type:	Listed building consent (Alt/Ext)
Proposal:	Listed Building Consent for the creation of new lobby in basement car park.
Site address:	CROWN COURTS, MINSHULL STREET, MANCHESTER, M1 3FS
Ward(s):	Piccadilly
Date application valid:	29 April 2026
Applicant name:	The Secretary of State for Justice
Agent (if any):	mr rob firman
Case officer:	Sam Elliott
Recommendation:	Approve
Date of recommendation:	09/06/2026

Description of site, building and/or area

The application relates to the Grade II* listed Manchester Crown Court at Minshull Street. The Crown Court building is constructed in red brick with sandstone dressings and steeply pitched slate roofs. The original 19th century building is in the Gothic Revival style, with a large corner tower and a chimney stack styled as a campanile.

The interior court rooms have been preserved with relatively few alterations. An extension to the building was erected in the 1990s in similar materials. The modern extension features a car park at basement level beneath.

The site is bounded on all sides by roads – Minshull Street to the south-west, Bloom Street and the Major Street surface car park to the north-west, Aytoun Street and the A6 to the north-east and Auburn Street to the south-east. The Rochdale Canal passes the building adjacent to its south-eastern wall.

Description of development

Listed Building Consent is sought for the construction of a new lobby to the basement car park lift.

The existing recessed space would be enclosed with plasterboard partitioning to the full height of the car park, with new fire door access from the car park area. There would be a suspended ceiling within the lobby, as well as new flooring.

There would be a realignment of existing ductwork to elsewhere within the car park. There would be no perforations or rerouting into the historic part of the building.

Relevant planning history

No relevant planning history.

Consultation, notification and publicity responses

Consultations

Historic England:

- No comment.

Notifications and publicity

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

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

- 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

- Section 16 (Decision on Application)

Assessment

Impact upon the Heritage Asset

The proposed works take place entirely within the basement car park beneath the 1990s extension. The basement itself is a modern addition to the listed asset and is finished in a concrete material. The works would therefore not be seen together with any historic fabric. The realigning of the ductwork would not involve any perforations or rerouting into the historic building.

Given the above, the proposed works would have a neutral impact on the significance of the listed building and have no impact on its special character.

Assessment of Harm

As outlined above, the proposal would have a neutral impact on the listed building's significance, and it is not considered necessary to weigh the proposal's impact against its public benefits as per Section 16 of the NPPF.

Conclusion

In consideration of the above, 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**

Conditions attached to this decision

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 received by Manchester City Council as the Local Planning Authority on 21/04/2026:

Plans:

- 26-02-01-01 Revision 01
- 26-02-01-03 Revision 01
- 26-02-01-06 Revision 01
- 26-02-01-07 Revision 01
- 26-02-01-08 Revision 01
- 26-02-01-09 Revision 01
- 26-02-01-10 Revision 01
- 26-02-01-11 Revision 01
- 26-02-01-12 Revision 01
- 326944-0000-MoJ-NEW-B3-DR-A-0001-CR-01-0D100

Documents:

- STATEMENT OF SIGNIFICANCE & HERITAGE IMPACT ASSESSMENT dated April 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to PfE Policies JP-Strat2, JP-P1, and JP-P2; Core Strategy policies SP1, CC9, EN1, EN3, and DM1; saved UDP policies DC18 and DC19; Sections 12 and 16 of the NPPF; and Section 16 of the Listed Buildings and Conservation Areas Act 1990