SLR Consulting Limited

17 July 2026

Planning, Growth and Development
Manchester City Council
P.O. Box 532
Town Hall
Manchester M60 2LA

SLR Project No.: 406.066536.00001

Dear Sir / Madam

Planning (Listed Buildings and Conservation Areas) Act 1990: Listed Building Consent Application for Internal Refurbishment works to the Ground Floor of 31 Booth Street, Manchester M2 4AW

Please find enclosed an Application for Listed Building Consent which seeks approval from Manchester City Council (MCC) for internal refurbishment works to the Ground Floor of 31 Booth Street, Manchester, M2 4AW (herewith referred to as 'the Site'). The Site comprises approximately 2,647 square metres (sq.m.) and forms part of a 19th Century Venetian Gothic Building which is currently in use as commercial floorspace.

The Applicant, Swiss Life Asset Managers UK Limited, seeks Listed Building Consent (LBC) for the following Proposed Development, as described within the accompanying Application Form:

> *"Internal refurbishment works, including reception desk modifications, installation of acoustic wall panels, designated drinking point, replica living wall, integrated seating booths, and associated fit out works."*

This Application has been submitted via Planning Portal (ref. PP-15083973).

The Site

31 Booth Street is a Grade II listed building (National Heritage List for England (NHLE) ref: 1282966) located in Manchester City Centre, bounded by Booth Street, Fountain Street, and Concert Lane. The Site sits within the Upper King Street Conservation Area, forming part of the historic core of Manchester and is one of numerous listed buildings in the area recognised for their special architectural and historic significance.

Note: The official list entry refers to 66 and 68 Fountain Street, which is the same building as 31 Booth Street.

Access to the Ground Floor of 31 Booth Street is currently obtained from the street at the south-west boundary of the Site, via a short flight of stairs which lead directly to the existing shared reception and circulation area. A platform lift is in place in order to provide accessible entry to the building. See LBC application ref. 139085/LO/2024 for further details.

Proposed Development

The Proposed Development comprises the refurbishment and sensitive upgrading of the central reception and waiting area on the Ground Floor of 31 Booth Street, which serves offices across multiple floors within the building. Advice previously received from MCC in relation to internal refurbishment works in the upper floors of the building (most recently in October 2024) indicates that LBC is required in relation to internal elements of the building fabric which form part of the original retained façade of the listed building.

The proposals will enhance the appearance and functionality of the space, improving navigation and circulation within a busy shared reception area. The proposed works have been carefully considered to ensure a sympathetic approach to the refurbishment of the Ground Floor reception area within 31 Booth Street, which respects the historic internal features of the premises.

The Proposed Development will comprise the refurbishment of the following internal elements and features at 31 Booth Street:

- Installation of partitions to form a new fire lobby;
- Provision of an open plan drinks point making use of existing services;
- Fitting of feature acoustic cladding panels to party walls and to the rear of the reception desk; and
- Installation of feature planting wall.

Application Documentation

This covering letter should be read in conjunction with the submitted suite of documents as set out below which fully explain and justify the proposals. These documents have been prepared by Bluesky Design Interiors Limited, in accordance with National and Local Validation requirements.

- Listed Building Consent Application Form including Certificates of Ownership;
- Drawings comprising:
  - 1394-0G-HE-01 Heritage Site Location Plan [02.07.26]
  - 1394-0G-HE-02 Heritage Existing Layouts [02.07.26]
  - 1394-0G-HE-03 Heritage Existing Elevations [02.07.26]
  - 394-0G-PT-01 REV C Partition Layout [02.07.26]
  - 394-0G-DE-01 REV C Demolitions Layout [02.07.26]
  - 394-0G-GA-01 REV B General Arrangement Layout [02.07.26]

  - 394-0G-CL-01 REV C Ceiling and Lighting Layout [02.07.26]
  - 394-0G-JN-01 REV B Replica Living Wall [02.07.26]
  - 394-0G-JN-02 REV B Reception Desk Modifications [02.07.26]
  - 394-0G-JN-03 REV B Drinks Point [02.07.26]
  - 394-0G-PT-02 REV B Acoustic Wall Panel Elevation [02.07.26]
  - 1394 Reception Drawing Issue Sheet 02.07.26
  - 1394-0G-CL-02 REV C Feature Ceiling Details [02.07.26]
  - 1394-0G-HE-04 Heritage Proposed Elevations [02.07.26]
  - 1394-0G-HE-05 Heritage Significant Details [02.07.26]
- Photographs
  - 1394 – 31 Booth Street – Reception Proposal REV A [23.04.25]
  - 1394 – 31 Booth Street Ground Floor Reception External Photographs [03.07.26]
  - 1394 – 31 Booth Street Ground Floor Reception Internal Photographs [03.07.26]
- 1394 – 31 Booth Street Ground Floor Design Access Statement [03.07.26]; and
- 1394 – 31 Booth Street Ground Floor Reception Heritage Statement.

We trust you will find this Application in order, and we look forward to receiving written confirmation of the registration and validation of this Application. If you have any questions relating to this Application or should you require any further information, please contact me (using the details set out in the header of this letter) or my colleague Jessica Davies (jessica.davies@slrconsulting.com / 07469 856723) at the earliest opportunity.

Yours faithfully

SLR Consulting Limited

[redacted]

[redacted]
Associate Director, Planning & EIA

Office phone
Mobile
Email [redacted]

Enc. Listed Building Consent Application Documents