Built Heritage Statement

21 New Cathedral Street, Manchester, M1 1AD

On behalf of Jones Lang LaSalle Limited
Date: June 2026 | Pegasus Ref: P24-2182_R001v1_HT



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1. Introduction

1.1. Pegasus Group have been commissioned by Jones Lang LaSalle Limited to prepare a Built Heritage Statement to consider the proposed replacement of a rooftop plant enclosure at 21 New Cathedral Street, Manchester, as shown on the Site Location Plan provided at Plate 1.

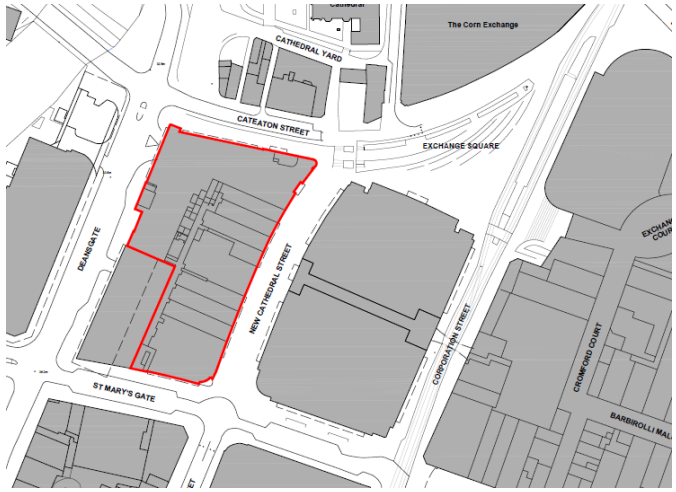


Plate 1: Site Location Plan.

1.2. The Site is not located within a Conservation Area; however, it is immediately adjacent to the Cathedral Conservation Area to the north and St Anns Square Conservation area to the south. There are also several Grade II Listed buildings immediately to the north of the site on Cateaton Street, and the Grade I Listed St Mary Cathedral further to the north.

1.3. The application is for the installation of a replacement roof covering, to house the existing external plant on the third floor of the building.

1.4. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's National Planning Policy Framework (the NPPF) which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".[1]

1.5. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 212 to 216 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

1.6. As required by paragraph 207 of the NPPF, the detail and assessment in this Report is considered to be "proportionate to the assets' importance".

[1] Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

2. Proposed Development

2.1. The application seeks planning permission for the replacement of the existing external plant covering located at third-floor level on the southern side of the building.

2.2. The proposals comprise a new flat roof with swan-neck ducts. The new covering will create a minor increase in height and will adjust profile of the existing roof.

2.3. The proposals are detailed on the following plans which form the application package and which this assessment considers:

- 653_001 Existing Roof Plan
- 653_002A Existing Elevations
- 653_003G Proposed Roof Plan
- 653_004H Proposed Elevations
- 653_005 Location Plan
- 653_006A Block Plan
- 653_010G Existing and Proposed Louvre & Rainscreen Sections

2.4. Section 6 of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed.

3. Methodology

3.1. The aims of this Report are to assess the significance of the heritage resource within the site and study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

3.2. This assessment considers built heritage only.

Sources

3.3. The following key sources have been consulted as part of this assessment:

- The Greater Manchester Historic Environment Record (HER), accessed via Heritage Gateway, for information on the recorded heritage resource in the vicinity of the site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
- Google Earth satellite imagery.

Site Visit

3.4. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 19.01.2026, during which the site and its surrounds were assessed.

Photographs

3.5. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals, nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

3.6. Full details of the assessment methodology used in the preparation of this Report are provided within Appendix 1. However, for clarity, this methodology has been informed by the following:

- Historic Environment Good Practice Advice in Planning: 2 - Managing Significance in Decision-

Taking in the Historic Environment (hereafter GPA:2);[2]

- Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) - The Setting of Heritage Assets, the key guidance of assessing setting (hereafter GPA:3);[3]
- Historic England Advice Note 1 (Second Edition) - Conservation Area Appraisal, Designation and Management (hereafter HEAN:1).[4]
- Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (hereafter HEAN:12);[5] and
- Conservation Principles: Polices and Guidance for the Sustainable Management of the Historic Environment.[6]

[2] Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2nd edition, Swindon, July 2015).
[3] Historic England, *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (GPA:3)* (2nd edition, Swindon, December 2017).
[4] Historic England, *Historic England Advice Note 1 - Conservation Area Appraisal, Designation and Management (HEAN:1)* (2nd edition, Swindon, February 2019).
[5] Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).
[6] English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

4. Site Description and Planning History

Site Description

4.1. The application site comprises the roof of 21 New Cathedral Street, a three-storey retail block, fronting New Cathedral Street and St Mary's Gate and constructed c.2002-2003 as part of the post-1990's redevelopment of the city centre. The application area is formed of a flat roof and roof plant, which is currently contained within a louvred screen enclosure and holds the buildings mechanical plant.

4.2. The surrounding area is predominately characterised by a mixture of commercial uses, including retail, restaurants, and offices, forming part of the city centre's Primary Shopping Area.

4.3. The principal elevations of the building are formed of large areas of glazing over the retail spaces, and extensive curtain walling in terracotta and cream colouring, with darker metallic elements including a projecting fascia along the roofline. There is also a higher raised block to the south-west formed of full glass walling.

4.4. Plate 2 to Plate 6 show a summary of Site visuals, demonstrating that the current roof plant is not clearly visible at proximity from street view.



Plate 2: The south-eastern end of the building.



Plate 3: The eastern façade of the building.



Plate 4: The glass block to the south-west.



Plate 5: The north-western corner of the building.



Plate 6: 2023 aerial view of the roof.

Site Development / Map Regression

4.5. The first cartographic source depicting the Site, used within this report, is the 1800 Pocket Plan of Manchester (Plate 7). The Site contains a cluster of buildings, and is bounded by Deansgate to the west, St Mary's Gate to the south, Cateaton Street to the north, plus Market Place and Old Mill Gate to the east. Within the centre of the Site, there is a road named Smithy Door.

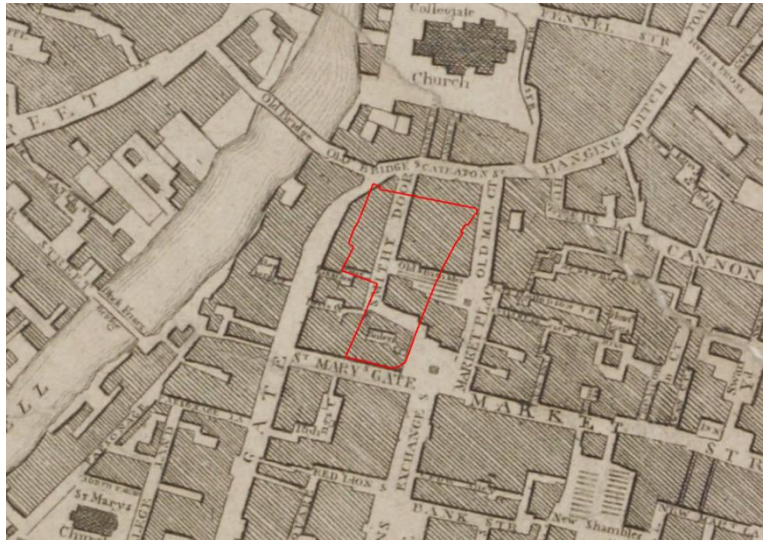


Plate 7: 1800 Pocket Plan of Manchester.

4.6. An Ordnance Survey (OS) map from 1848 (Plate 8), shows the wider surroundings of the Site, and the development of Manchester, including the addition of the railway to the north-west; a marker of the industrial revolution powered by the textile trade of the city. The buildings within the Site had also changed (Plate 9).



Plate 8: 1848 OS map (NLS).



Plate 9: 1848 OS map close up (NLS).



Plate 10: 1894 OS map (NLS).

4.7. Plate 10 again shows a wider view of the Site, this time from 1894, with further developments to the railway line through the expansion of stations, plus there has been some alterations to the buildings opposite the Site across Deansgate and Cateaton Street.

4.8. There is no obvious change by 1946 (Plate 11), but by 1950 (Plate 12), a number of the buildings within the Site have been cleared, with the triangular building to the south-west having been replaced by green space. The previous alleyways to the east of the Site are now labelled as the Old Shambles.

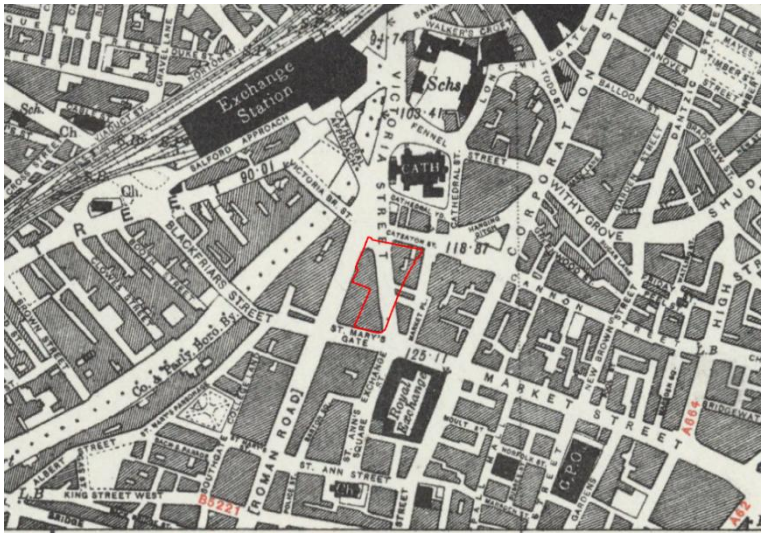


Plate 11: 1946 OS map (NLS).



Plate 12: 1950 OS map (NLS).

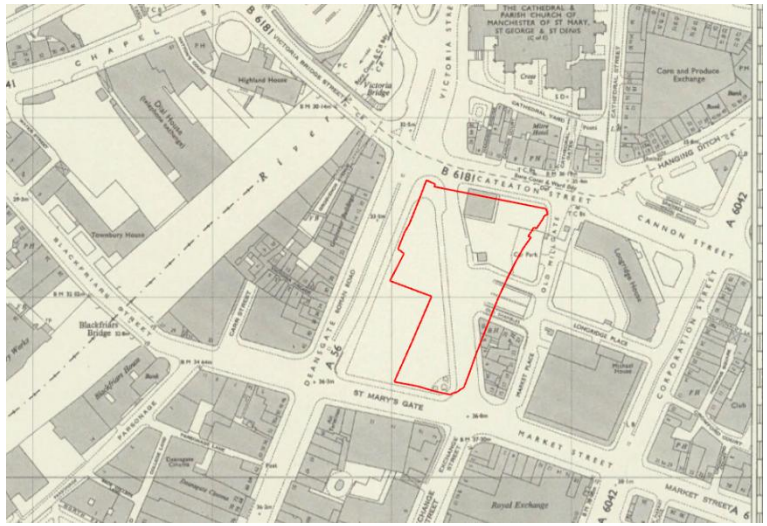


Plate 13: 1971 OS map (NLS).

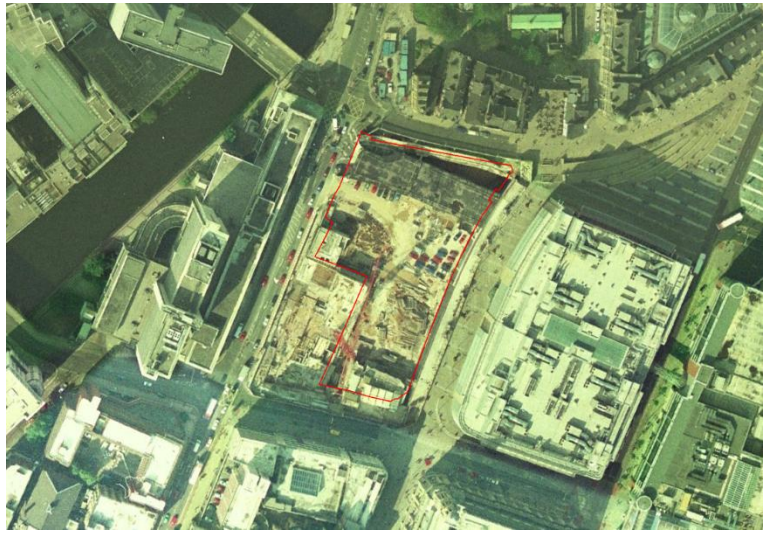


Plate 14: 2000 Google Earth view of the Site.



Plate 15: 2003 Google Earth view of the Site,

4.9. By 1971 (Plate 13), more of the buildings within the Site have been removed, with a car park now situated in the north-eastern corner.

4.10. In 1996, this area faced damage due to a bombing in Manchester, which then triggered a rebuilding and remodelling of the affected space. Plate 14 shows the Site in construction and Plate 6 shows the completion of the current building.

5. Policy Framework

Legislation

5.1. Legislation relating to the built historic environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.[7]

5.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.[8]

5.3. Full details of the relevant legislation are provided in Appendix 2.

National Planning Policy Guidance

5.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's National Planning Policy Framework (NPPF), an updated version of which was published in December 2024. The NPPF is also supplemented by the national Planning Practice Guidance (PPG) which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.[9] The PPG also contains the National Design Guide.[10]

5.5. Full details of the relevant national policy guidance is provided within Appendix 3.

The Development Plan

5.6. Applications for Planning Permission are currently considered against the policy and guidance set out within the Manchester Local Development Framework Core Strategy, adopted 11th July 2012, as well as the Places for Everyone Joint Development Plan Document, adopted 21st March 2024.

5.7. Details of the policy specific relevant to the application proposals are provided within Appendix 4.

[7] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
[8] UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).
[9] Ministry of Housing, Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 14th February 2024), https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment.
[10] Ministry of Housing, Communities and Local Government (MHCLG), *National Design Guide* (London, January 2021).

6. The Historic Environment

6.1. The following Section provides an assessment of elements of the historic environment that have the potential to be impacted upon by the proposed development.

6.2. As set out in Section 1, the site comprises the roof space of 21 New Cathedral Street.

6.3. With regards to other heritage assets within the surrounds of the site, Step 1 of the methodology recommended by GPA3 (see methodology), is to identify which heritage assets might be affected by a proposed development. [11]

6.4. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.

6.5. It is however widely accepted (paragraph 220 of the NPPF) that not all parts of a heritage asset will necessarily be of equal significance.[12] In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of the asset.

6.6. Significance can be derived from many elements, including the historic fabric of a building or elements of its surrounds.

6.7. Consideration, based upon professional judgement and on-site analysis, was therefore made as to whether any of the heritage assets present within the surrounding area may include the site as part of their setting, whether the site contributes to their overall heritage significance, and whether the assets may potentially be affected by the proposed scheme as a result.

6.8. It has been observed that the following heritage assets have the potential to be sensitive to the development proposals and thus these have been taken forward for further assessment below:

- Cathedral Conservation Area;
- St Ann's Square Conservation Area;
- Grade I Cathedral Church of St Mary (NHLE: 1218041);
- Grade II Victoria Bridge (NHLE: 1254723);
- Grade II Former Corn and Produce Exchange (NHLE: 1282970);
- Grade II Mynshulls House (NHLE: 1197779);

[11] Historic England, *GPA:3*, p. 4.

[12] MHCLG, *NPPF*, para. 220.

- Grade II Old Wellington Inn (NHLE: 1270698);
- Grade II Mitre Hotel (NHLE: 1197780); and
- Grade II Sinclairs Oyster Bar (NHLE: 1254647).

6.9. With regard to other heritage assets in the vicinity of the site, assessment has concluded that the site does not form any part of setting that positively contributes to overall heritage significance due the nature of the asset and a lack of visual connections, spatial relationships or historic connections. Accordingly, the proposed development is not anticipated to result in a change that would impact upon the overall heritage significance of these assets. Other heritage assets have therefore been excluded from further assessment within this Report.

6.10. As detailed above, the Planning and Compulsory Purchase Act (2004) requires that applications for Planning Permission, are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.

6.11. The statutory requirement set out in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 confirms that special regard should be given to the preservation of the special historic and architectural interest of Listed Buildings and their settings.

6.12. In addition, the NPPF states that the impact of development proposals should be considered against the particular significance of heritage assets, such as Listed Buildings and Conservation Areas, and this needs to be the primary consideration when determining the acceptability of the proposals.

6.13. It is also important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the NPPF. 13 With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the NPPF. 14

6.14. The PPG clarifies that within each category of harm ("less than substantial" or "substantial"), the extent of the harm may vary and should be clearly articulated. 15

6.15. The guidance set out within the PPG also clarifies that "substantial harm" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development, which is to be assessed. 16 In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

[13] MHCLG, *NPPF*, paras. 214 and 215.
[14] MHCLG, *NPPF*, para. 216.
[15] MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).
[16] MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced." [17]

6.16. When considering potential impacts on the Conservation Areas, it is important to note that the site forms only one small part of their setting.

6.17. Paragraph 220 of the NPPF states that it is necessary to consider the relevant significance of the element of the Conservation Area which has the potential to be affected and its contribution to the significance of the designation as a whole, i.e., would the application proposals undermine the significance of the Conservation Area as a whole?[18]

6.18. The table on the following pages identifies the heritage significance of the assets identified above and assesses the impact of the proposals.

[17] EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

[18] MHCLG, *NPPF,* para. 220.

Heritage Asset & Summary of Heritage Significance	Contribution of Application Site to Significance	Impact of the Proposals on Significance
Cathedral Conservation Area The Cathedral Conservation Area, first designated in 1972, comprises a part of Manchester's historic core and centered around the Cathedral and Cheetham's Hospital School. The Conservation Area contains a number of Listed Buildings, notably the Corn Exchange and the cluster of buildings to the south of the Cathedral, which reflect a layered historic development through a variety of construction dates. This cluster contains the later mentioned Mynshulls House, The Mitre Hotel, The Old Wellington Inn, and Sinclairs Oyster Bar. The Conservation Area also largely retains its Medieval street layout, plus it contains a section of the River Irwell and two of its bridges. The significance of the Cathedral Conservation Area is embodied within its physical fabric, from which its architectural interest is expressed.; principally in the Cathedral and Hospital School, however also from the Corn Exchange and the cluster of buildings to the south of the Cathedral. The Conservation Area is principally experienced from within its bounds, due to the busyness of the surrounding developments, although wider views of the Conservation Area and the cluster of buildings within are obtained from the bridges across the river to the west at Victoria Bridge Street and Cathedral approach. A wider summary of the Conservation Area can be found on the council's website.	The Site does not lie within the bounds of the Conservation Area, but beyond its southern boundary. As a modern building, the application site does not form part of the historic traditional character of the Conservation Area or contribute to any element of its character and appearance from which its significance is derived It is one of the many modern buildings within close proximity, representing the continuous development of the area (Plate 16). Overall, the Site makes a **neutral** contribution to the significance of the Conservation Area from being within its setting.	The Site is not an area which provides an important view in or out of the Conservation Area, nor does it lie within the corridor of an important view. However, the proposal will be seen in some longer-distance views towards the western extent of the Conservation Area from Victoria Bridge. As seen in the photomontage at Plate 17 the view of the Site from Victoria Bridge does not undergo an obvious change through the addition of the new roof plant. Given that there is already a plant on the roof, the new proposals create a minor change to the setting of the Conservation Area. Overall, this change will not harm the heritage significance, character or appearance of the Conservation Area from a change within its setting and therefore will **not adversely affect the asset.**

St Ann's Square Conservation Area St Ann's Square Conservation Area was first designated in 1970, and is largely centered around St Ann's Square, but also comprises a radius of nearby buildings. Historically, St Ann's Square was one of the locations of Acres Fair, named after the area having been developed on Acres Field, and the Conservation Area was also the home of the Manchester Cotton Exchange for over two centuries. The cotton exchange has been rebuilt and replaced over time, with the current building having been constructed in 1874 and significantly repaired following bombing in the second world war. It also sustained a small amount of damage in the 1996 bombing but was repaired. The significance of the St Anns Square Conservation Area is embodied within its physical fabric, through its architectural interest, but also within its historical interest through its history as a market site. It continues today as a place for commerce through the more modern retail units. The Conservation Area is principally experienced from within its bounds, particularly the Square and the meandering roads and alleyways that allow access to the shops and amenities of the area.	The Site does not lie within the bounds of the Conservation Area, but beyond its northern boundary. The Site has a very limited interaction with the Conservation Area, and therefore forms a very small part of its setting. As a modern building it also does not form part of the historic traditional character of the Conservation Area or contribute to any element of its character and appearance from which its significance is derived Overall, the Site makes a **neutral** contribution to the significance of the Conservation Area from being within its setting.	The application Site lies within partial views from the northern end of the Conservation Area, on Exchange Street (Plate 18), comprising a very small part of the wider setting. Notably, there is also a view from Victoria Bridge towards the Conservation Area in which the view of the Site is shared with visuals of the turret of the Listed cotton exchange. Nevertheless, the photomontage at Plate 17 again shows no interruption of this view. Additionally, St Ann's Square was not constructed to take advantage of outwards or inward views, and its practicalities and value lay in its use as a venue and site for market spaces. The proposals will also have limited visual change on the current views of the roof plant from the Conservation Area, and therefore the proposals create a minor change to the setting of the Conservation Area. Overall, this change will not harm the heritage significance, character or appearance of the Conservation Area from a change within its setting and therefore will **not adversely affect the asset**.

Grade I Cathedral Church of St Mary (NHLE: 1218041) The Cathedral Church of St Mary, first Listed 25th January 1952, is located on Victoria Street and was largely built c.1422-1520 as a collegiate church (with earlier buildings previously located on the site), but later restored and rebuilt from 1814 onwards. It is a sandstone church, built in a perpendicular style, and was designated as a cathedral in 1847. Historic images (c.19th century - Plate 19) show the Cathedral to be in a fairly developed setting, which again has continued as the city has developed around it. The Grade I Listing of the building highlights it is a heritage asset of the highest significance as defined by the NPPF.[19] This significance is consolidated by its inclusion within the boundaries of the Cathedral Conservation Area. The heritage significance of the building lies primarily in its architectural and historic interest, demonstrated through its physical fabric and evidence of continued expansion and restorations, plus its history as a significant aspect of the city's social culture and development. A full copy of the List Entry is included at **Appendix 5.**	The surrounds of the Cathedral comprise the immediate curtilage of the Cathedral, the cluster of buildings to the south, the corn exchange to the east, the hospital school to the north and the river to the west. The application Site does not form part of the building's original setting, and although it can be seen in some limited shared views (Plate 20 & Plate 23), this makes no contribution to the understanding or experiencing of the architectural or historic interest of the building. Overall, the Site makes a **neutral** contribution to the significance of the Listed Building from being within its wider setting	The proposal will not be seen from within the Cathedral but will be seen in some views from its immediate setting (Plate 20 - Plate 23) and in some views with it from specific viewpoints. Arguably, intervisibility holds little weight due to there not being access to look out from the Site towards the Cathedral or from the Cathedral out, and the Cathedral was not designed to be viewed out of, however there are co-visibility views from the surrounding area as mentioned in the Conservation Area section. However, the original setting of the asset has not been preserved over time and now includes many modern buildings within its setting and in views. Given that there is already roof plant on the Site, and the proposals are introducing a minor visual change, this change will not harm the heritage significance, architectural interest, or historic interest of the Listed Building, or how it is experienced through an alteration to its setting and therefore will **not adversely affect the asset.**

[19] MHCLG, NPPF, para. 213.

Grade II Victoria Bridge (NHLE: 1254723) Victoria Bridge, first Listed 20th June 1988, was built 1837-39 in sandstone ashlar, decorated on each side with a Queen's orb above an inscribed scroll, crossing the River Irwell North-west of the Site. This bridge was built to replace a previous Medieval bridge which was too narrow for contemporary traffic, and commemorated Queen Victorias coronation. The Grade II Listing of the bridge highlights it is a heritage asset of less than the highest significance as defined by the NPPF.[20] This significance is consolidated by its inclusion within the boundaries of the Cathedral Conservation Area. The setting of the bridge is that of the river, plus Deansgate and Chapel Street which it connects, however this setting has changed over time, with a historic image of the bridge showing the previous built up warehouses along the river's edge (Plate 25). The Cathedral also lies clearly to the east The significance of the bridge lies in its physical fabric, through which it displays historic interest as an example of a 19th century bridge and with associations with Queen Victoria. It also forms a part of the story of the historic development of the city. A full copy of the List Entry is included at **Appendix 5.**	The surrounds of Victoria Bridge are mixed but predominantly are formed of modern commercial and residential buildings, with a more historic element formed by Manchester Cathedral and the Listed Buildings along Cateaton Street. Some of the older also warehouses remain, but largely they have been replaced by more modern buildings. The application site does not form part of the building's original setting and although seen in shared views with the bridge, it makes no contribution to understanding or experiencing the architectural or historic interest of the bridge. Overall, the Site makes a **neutral** contribution to the significance of the Listed Building from being within its setting.	The proposal will be seen in views from Victoria Bridge (Plate 23). Nevertheless, this bridge was not built purposefully for views in or out, but instead for its functionality as a river crossing. Notably, the bridge hosts some wider views of the Cathedral and Site included, however, given that the building within the Site is already extant and has roof plant, there will be a very limited visual change in any view from the bridge. Overall, this change will not harm the heritage significance, architectural interest, or historic interest of the Listed Building through an alteration to its setting and therefore will **not adversely affect the asset.**

[20] MHCLG, NPPF, para. 213.

Grade II Former Corn and Produce Exchange (NHLE: 1282970) This former corn exchange, first Listed 30th March 1973, was built in 1903 on the site of a previous building, from iron framing with sandstone ashlar cladding, a slate roof, and a glazed atrium. It is also in a distinct triangular shape and was originally built to be a corn exchange with shops and offices, and is now a market hall with shops and offices. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by the NPPF..[21] This significance is consolidated by its inclusion within the boundaries of the Cathedral Conservation Area. The setting of the corn exchange has again changed over time, especially with the redevelopment of the area at the end of the 20th century. The building takes significance from its architectural and historic interest, through its design as an early 20th century, Victorian corn exchange, but also through its social history from its use as a corn exchange, and later adaption and use as a social and commercial space. A full copy of the List Entry is included at **Appendix 5.**	The Site lies to the south-west of the corn exchange however it was not a part of its original setting due to change and construction over time. And although it is seen in shared views, it makes no contribution to understanding or experiencing the architectural or historic interest of the building and is understood in the context of modern shopping development. Overall, the Site makes a **neutral contribution** to the significance of the Listed Building from being within its setting.	There is some intervisibility and co-visibility with the Site and asset (Plate 26) partially due to the open nature of Exchange Square. These views comprise heavily modernised space, with constant activity and distraction, due to its location within a busy city center. The Site forms a small section of the modern development in the area, surrounding the Corn Exchange. Given the fact that the development will make limited visual change to an already developed modern roof, the change will not harm the heritage significance, architectural interest, or historic interest of the Listed Building through an alteration to its setting and therefore will **not adversely affect the asset.**

[21] MHCLG, NPPF, para. 213.

Grade II Mynshulls House (NHLE: 1197779) Mynshulls House, first Listed 20th June 1988, is a sandstone and mounded terracotta, Jacobean building, built in 1890 and designed by William Ball and Thomas Brookes Elce. It is thought to have been built as an apothecary and was built on the site of some previous homes with money bequeathed by Thomas Mynshull, and is used as a shop with offices above. The rear of the building has been greatly modernized, including the addition of a glass stairwell which faces the Cathedral. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by the NPPF.[22] This significance is consolidated by its inclusion within the boundaries of the Cathedral Conservation Area. Mynshulls House is one of the cluster of buildings, as previously mentioned, south of the Cathedral, however some of these buildings were moved at the end of the 20th century during the redevelopment of the city center. The building takes its significance from its physical fabric, through which it displays architectural and historic significance as a standing example of a Jacobean apothecary, with connections to the apothecarist and philanthropist Thomas Mynshull. A full copy of the List Entry is included at **Appendix 5**.	The surrounds of Mynshulls House is a mix of modern development, along with a number of older buildings, particularly in the row along Cateaton Street within which it is situated. The Site lies across Cateaton Street from Mynshulls House, however it was not a part of its original setting due to change and construction over time. And although it is seen in shared views, it makes no contribution to understanding or experiencing the architectural or historic interest of the building and is understood in the context of the modern shopping development. Overall, the Site makes a **neutral contribution** to the significance of the Listed Building from being within its setting.	There is co-visibility and intervisibility with the Site, particularly due to its close proximity, however this proximity also reduces the visibility of the development from Mynshulls House as it changes the angle from which the roof can be seen and the fascia creates a visual block (Plate 24). The Site also forms a very limited visual section of the modern development in the area. Given the fact that the proposals make such a small visual change to an already developed modern roof, the change will not harm the heritage significance, architectural interest, or historic interest of the Listed Building through an alteration to its setting and therefore will **not adversely affect the asset.**

[22] MHCLG, NPPF, para. 213.

Grade II Old Wellington Inn (NHLE: 1270698) The Old Wellington Inn, first Listed 25th February 1952, was built around the mid 16th century, as a house before becoming a public house, and is located on Shambles Square. It was altered, restored and raised in the 20th century to meet the new street level following redevelopment. It is constructed with a timber frame and stone slate roof and has 20th century alterations to its doorways and windows. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by the NPPF..[23] This significance is consolidated by its inclusion within the boundaries of the Cathedral Conservation Area. The immediate setting of the Old Wellington Inn is that of Shambles Square, with the surrounding development of the city forming its wider setting. Notably, the Old Wellington Inn was dismantled and re-erected in 1997, 300m closer towards the Cathedral, as part of the rebuilding of the city center. This demonstrates that it is not in its original setting, and its placement was by modern design. It is also described within its listing description to form a group with Sinclairs Oyster Bar, nevertheless, the angled placement of the buildings is a modern design due to the size of the space available as they used to be side by side (Plate 29). The Wellington Inn takes its significance from its physical fabric, through which it displays architectural and historic interest as a mid 16th century house with a unique history due to its dismantling	Again, the Site lies across Cateaton Street however it was not a part of its original setting due to change and construction over time. And although it is seen in shared views, the application Site does not form part of the building's original setting, and it makes no contribution to the understanding or experiencing of the architectural or historic interest of the building. Overall, the Site makes a **neutral** contribution to the significance of the Listed Building from being within its wider setting	There is some intervisibility and co-visibility with the Site and asset, however the Old Wellington Inn is set back within Shambles Square, away from the development Site, reducing any visual impact (Plate 28). Again, the Site forms a very limited visual section of the modern development in the area. Given the fact that the proposals make such a small visual change to an already developed modern roof, the change will not harm the heritage significance, architectural interest, or historic interest of the Listed Building through an alteration to its setting and therefore will **not adversely affect the asset.**

[23] MHCLG, NPPF, para. 213.

and reconstruction. It is also one of the only surviving 16th–17th century timber framed buildings in Manchester. A full copy of the List Entry is included at **Appendix 5.**		
Grade II Mitre Hotel (NHLE: 1197780) The Mitre Hotel, first Listed 20th June 1988, is another Jacobean building, built in a sandstone ashlar as a hotel in 1867. One end faces the Site across Cateaton Street, however the majority of the façade faces Shambles Square to the east and the Cathedral to the north. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by the NPPF.[24] This significance is consolidated by its inclusion within the boundaries of the Cathedral Conservation Area. The immediate setting of the Mitre Inn is that of Shambles Square, with the surrounding development of the city forming its wider setting. It also contains the Cathedral within its setting to the north. The Mitre Hotel takes its significance from its physical fabric, through which it displays architectural interest as a Jacobean hotel. A full copy of the List Entry is included at **Appendix 5**.	Again, the Site lies across Cateaton Street however it was not a part of its original setting due to change and construction over time. And although it is seen in shared views, the application Site does not form part of the building's original setting, and it makes no contribution to the understanding or experiencing of the architectural or historic interest of the building. Overall, the Site makes a **neutral** contribution to the significance of the Listed Building from being within its wider setting	There is some intervisibility and co-visibility with the Site and asset (Plate 31), however the Mitre Hotel largely faces away from the Site, reducing any visual interaction. Again, the Site forms a very limited visual section of the modern development in the area. Given the fact that the proposals make such a small visual change to an already developed modern roof, the change will not harm the heritage significance, architectural interest, or historic interest of the Listed Building through an alteration to its setting and therefore will **not adversely affect the asset.**

[24] MHCLG, NPPF, para. 213.

Grade II Sinclairs Oyster Bar (NHLE: 1254647) Sinclairs Oyster Bar, first Listed 25th February 1952, was originally constructed as a house, *c.* late 17th or early 18th century, but is now used as a restaurant. It is painted in black and white to resemble timbering and was also raised 30 feet to meet the surrounding 20th century development. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by the NPPF..[25] This significance is consolidated by its inclusion within the boundaries of the Cathedral Conservation Area. As previously mentioned, this building is also described within its listing description to form a group with the Old Wellington Inn and used to be located side by side before being moved. The Oyster Bar takes significance from its physical fabric through which it displays architectural interest as a late 17th/early 18th century house, with later developments. A full copy of the List Entry is included at **Appendix 5.**	Again, the Site lies across Cateaton Street however it was not a part of its original setting due to change and construction over time. And although it is seen in shared views, the application Site does not form part of the building's original setting, and it makes no contribution to the understanding or experiencing of the architectural or historic interest of the building. Overall, the Site makes a neutral contribution to the significance of the Listed Building from being within its wider setting	A view of the eastern end of Sinclairs Oyster Bar can be seen with the Site, (Plate 27 & Plate 30), as such there is some intervisibility and co-visibility with the Site and asset, however the Site forms a very limited visual section of the modern development in the area. Given the fact that the proposals make such a small visual change to an already developed modern roof, the change will not harm the heritage significance, architectural interest, or historic interest of the Listed Building through an alteration to its setting and therefore will **not adversely affect the asset**.

[25] MHCLG, NPPF, para. 213.



Plate 16: The modern setting of the Cathedral.

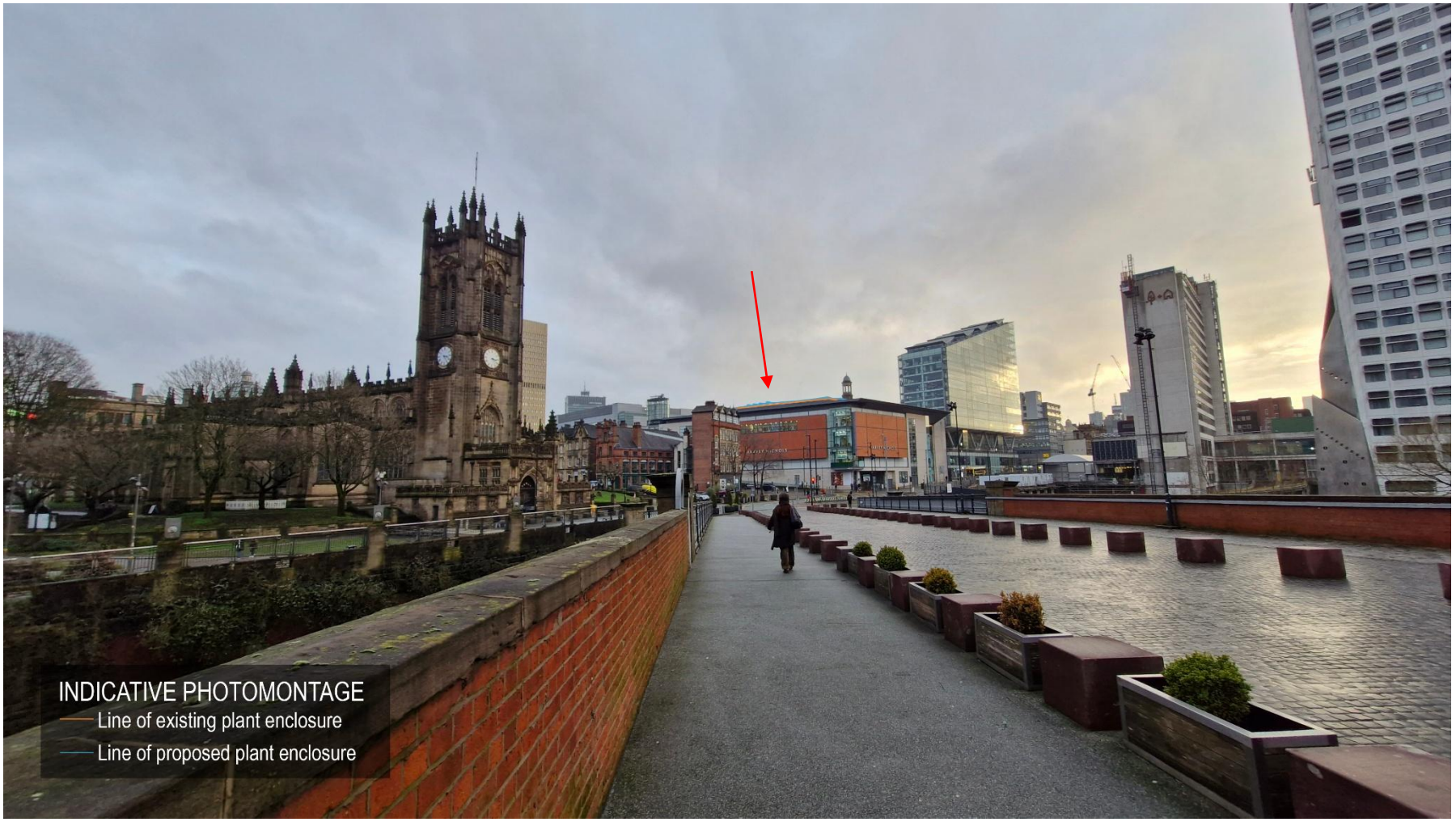


Plate 17: Indicative photomontage with the arrow indicating the development site.



Plate 18: The view north from the end of Echange Street towards the Site.



Plate 19: Historic photo of the Cathedral.



Plate 20: The eastern end of the Cathedral, with glimpsed views of the Site.



Plate 21: The view towards the Site from the western end of the Cathedral grounds.



Plate 22: The view towards the Site from the grass to the south of the Cathedral.



Plate 23: The Cathedral in views with the Site from the north-west.



Plate 24: The view from Mynshulls House towards the Site.



Plate 25: A historic photo of Victoria Bridge.



Plate 26: Looking down Exchange Square, past the Corn Exchange, towards the Site.



Plate 27: A view of the Site from the north-east, with Sinclairs Oyster Bar to the right.



Plate 28: The view towards the Site from the front of The Old Wellington Inn.



Plate 29: A photo showing the original placements of the two buildings.



Plate 30: The view towards the Site from the southern end of Sinclaire's Oyster Bar.

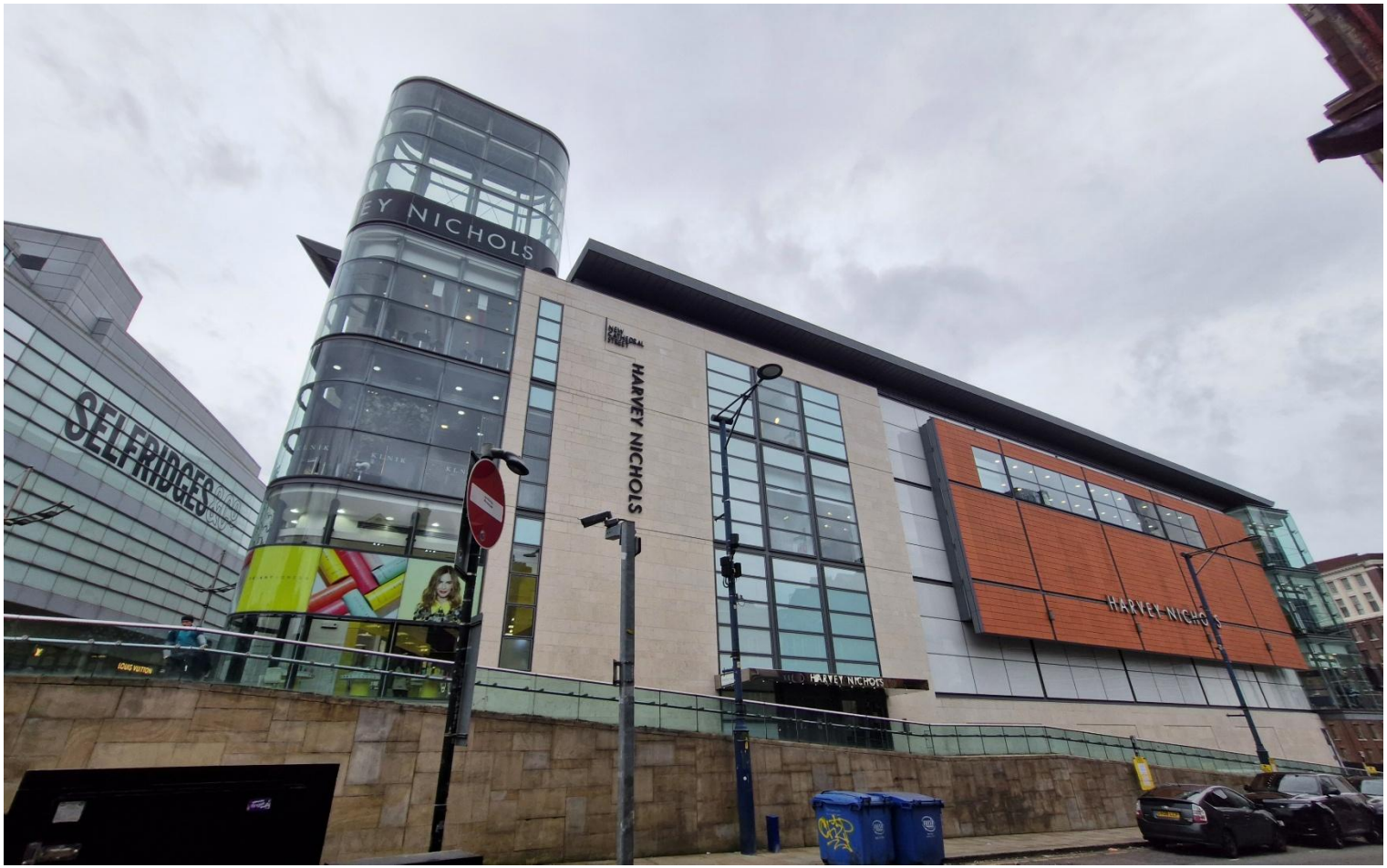


Plate 31: The view towards the Site from the southern end of the Mitre Hotel.

7. Conclusions

7.1. Pegasus Group have been commissioned by Jones Lang LaSalle Limited to prepare a Built Heritage Statement to consider the proposed replacement of a rooftop plant enclosure at 21 New Cathedral Street, Manchester.

7.2. The application is for the installation of a replacement roof covering, to house the existing external plant on the third floor of the building. The additional covering will increase the height of the existing enclosure whilst also comprising swan-neck ducts.

7.3. The Site is not located within a Conservation Area; however, it is immediately adjacent to the Cathedral Conservation Area to the north and St Anns Square Conservation area to the south. These Conservation Areas were taken forward for further assessment as well as the following Listed Buildings:

- Grade I Cathedral Church of St Mary (NHLE: 1218041);
- Grade II Victoria Bridge (NHLE: 1254723);
- Grade II Former Corn and Produce Exchange (NHLE: 1282970);
- Grade II Mynshulls House (NHLE: 1197779);
- Grade II Old Wellington Inn (NHLE: 1270698);
- Grade II Mitre Hotel (NHLE: 1197780); and
- Grade II Sinclairs Oyster Bar (NHLE: 1254647).

7.4. The assessment concluded that the significance of all of the above assets would not be affected by the proposals. Despite intervisibility and co-visibility, as illustrated in the photomontage and presented in photos throughout the report, the changes are minor and in the context of established rooftop-mounted equipment on the building and surrounding buildings as existing. Therefore, the proposals do not result in a change which would impact upon the features of the surroundings which contribute to the significance of the assets through setting.

7.5. Thus, with reference to the levels of harm in the NPPF, the proposals will result in 'no harm' to the significance of all of the above assets. The proposals will satisfy the statutory requirement set out in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant local policy.

Appendix 1: Assessment Methodology

Assessment of significance

In the NPPF, heritage significance is defined as:

> ***"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*** ***26***

Historic England's GPA:2 gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.[27]

In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's Conservation Principles.[28] These essentially cover the heritage 'interests' given in the glossaries of the NPPF and the PPG which are archaeological, architectural and artistic, and historic.[29]

The PPG provides further information on the interests it identifies:

- Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.[30]

[26] MHCLG, *NPPF*, Annex 2.
[27] Historic England, *GPA:2*.
[28] Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see idem pp. 28–32.
[29] MHCLG, *NPPF*, *Annex 2*; MHCLG, *PPG, paragraph 006, reference ID: 18a-006-20190723*.
[30] MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, HEAN:12, advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report. [31]

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the NPPF:

> ***"Significance derives not only from a heritage asset's physical presence, but also from its setting."*** [32]

Setting is defined as:

> ***"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*** [33]

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to GPA:3, particularly the checklist given on page 11. This advocates the clear articulation of "what matters and why". [34]

In GPA:3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

[31] Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).
[32] MHCLG, *NPPF*, Annex 2.
[33] MHCLG, *NPPF*, Annex 2.
[34] Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

> ***Paragraph 25 – "But – again in the particular context of visual effects – I said that if "a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one's experience of the listed building in its surrounding landscape or townscape" (paragraph 56)".***
>
> ***Paragraph 26 – "This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building's setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, "the historic relationship between places". Historic England's advice in GPA3 was broadly to the same effect." [35]***

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- Designated heritage assets of the highest significance, as identified in paragraph 213 of the NPPF, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the NPPF; [36]
- Designated heritage assets of less than the highest significance, as identified in paragraph 213 of the NPPF, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); [37] and

[35] Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697, paras. 25 and 26.
[36] MHCLG, *NPPF*, para. 213 and fn. 75.
[37] MHCLG, *NPPF,* para. 213.

- Non-designated heritage assets. Non-designated heritage assets are defined within the PPG as "buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets".38

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

> ***"…the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative assessment using professional judgement is inevitably involved."*.39**

This assessment of significance adopts the following grading system:

- Highest significance: Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.

- Moderate significance: Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.

- Low or no significance: Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of significance and are areas and elements that have

[38] MHCLG, *PPG*, paragraph 039, reference ID: 18a-039-20190723.

[39] International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

potential for restoration or enhancement through new work.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighing exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013 that this would be harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced";[40] and
- Less than substantial harm. Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

> ***"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."[41]***

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, "preserving" means doing "no harm".[42]

Preservation does not mean no change, it specifically means no harm. GPA:2 states that "Change to heritage assets is inevitable but it is only harmful when significance is damaged".[43] Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

[40] Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.
[41] MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.
[42] R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).
[43] Historic England, *GPA:2*, p. 9.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in GPA:3, described above. Fundamental to this methodology is a consideration of "what matters and why".[44] Of particular relevance is the checklist given on page 13 of GPA:3.[45]

It should be noted that this key document also states:

> ***"Setting is not itself a heritage asset, nor a heritage designation…".[46]***

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, GPA:3 states that:

> ***"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".[47]***

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.[48]

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in Appendix 3, the NPPF (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.[49]

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.[50]

The PPG provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

> ***"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed***

[44] Historic England, *GPA:3*, p. 8.
[45] Historic England, *GPA:3*, p. 13.
[46] Historic England, *GPA:3*, p. 4.
[47] Historic England, *GPA 3.*, p. 8.
[48] Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.
[49] MHCLG, *NPPF,* paras. 214 and 215.
[50] Including - Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); MHCLG, *NPPF,* paras. 214 and 216.

private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation."*** [51]

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

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[51] MHCLG, *PPG*, paragraph 020, reference ID: 18a-020-20190723.

Appendix 2: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for Listed Buildings and Conservation Areas.[52] It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

> ***"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, 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."[53]***

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

> ***"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."[54]***

A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see Appendix 3), this is in keeping with the requirements of the 1990 Act.[55]

With regards to development within Conservation Areas, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

> ***"In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."[56]***

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

[52] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
[53] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).
[54] Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.
[55] Jones v Mordue [2015] EWCA Civ 1243.
[56] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

In addition to the statutory obligations set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.[57]

[57] UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 3: National Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in December 2024. This replaced and updated the previous NPPF (December 2023). The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

> ***"Plans and decisions should apply a presumption in favour of sustainable development.***
>
> ***For plan-making this means that:***
>
> ***a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
>
> ***b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
>
> ***i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

a. approving development proposals that accord with an up-to-date development plan without delay; or

b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination." [58]

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

> ***"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change." [59] (our emphasis)***

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

> ***"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage***

[58] MHCLG, *NPPF*, para. 11.

[59] MHCLG, *NPPF*, para. 11, fn. 7.

assets and assets identified by the local planning authority (including local listing)."[60]

The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."[61]

As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."[62]

Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 208 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."[63]

Paragraph 210 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c. the desirability of new development making a positive contribution to local character and distinctiveness."[64]

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the

[60] MHCLG, *NPPF*, Annex 2.
[61] MHCLG, *NPPF*, Annex 2.
[62] MHCLG, *NPPF*, Annex 2.
[63] MHCLG, *NPPF*, para. 208.
[64] MHCLG, *NPPF*, para. 210.

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."[65]

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- ***a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- ***b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."[66]***

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- ***a. the nature of the heritage asset prevents all reasonable uses of the site; and***
- ***b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and***
- ***c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and***
- ***d. the harm or loss is outweighed by the benefit of bringing the site back into use."[67]***

Paragraph 215 goes on to state:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."[68]

[65] MHCLG, *NPPF*, para. 212.
[66] MHCLG, *NPPF*, para. 213.
[67] MHCLG, *NPPF*, para. 214.
[68] MHCLG, *NPPF*, para. 215.

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 219 that:

> ***"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."[69]***

Paragraph 220 goes on to recognise that "not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance" and with regard to the potential harm from a proposed development states:

> ***"Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."[70] (our emphasis)***

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

> ***"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."[71]***

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

[69] MHCLG, *NPPF*, para 219.
[70] MHCLG, *NPPF*, para. 220.
[71] MHCLG, *NPPF*, para. 216.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:

> ***"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."*** ***72***

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

> ***"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.***
>
> ***While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."*** ***73 (our emphasis)***

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

> ***"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."*** ***74***
>
> ***"Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way."*** ***75***

[72] MHCLG, *PPG*, paragraph 007, reference ID: 18a-007-20190723.
[73] MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.
[74] MHCLG, *NDG*, para. 46.
[75] MHCLG, *NDG*, para. 47.

It goes on to state that:

> ***"Well-designed places and buildings are influenced positively by:***
>
> - ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***
>
> - ***the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
>
> - ***the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details - see Identity.***
>
> ***Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."[76]***

[76] MHCLG, *NDG*, paras. 48-49.

Appendix 4: Relevant Development Plan Policies

Applications for Planning Permission within Manchester City Centre are currently considered against the policy and guidance set out within the Core Strategy, which was adopted 11th July 2012, as well as the Places for Everyone Joint Development Plan Document, adopted 21st March 2024.

The following policies from the Core Strategy is relevant to the historic environment:

Policy EN3 – Heritage

> ***Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.***
>
> ***New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. (This paragraph has now been superseded by Policy JP-P2 of the Development Plan).***
>
> ***Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.***

Policy CC 9 - Design and Heritage

> ***Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.***
>
> ***Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.***
>
> ***The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.***

The following policy from the Development Plan is relevant to the historic environment:

Policy JP-P2: Heritage

> ***"We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion,***

enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;

2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process."

Appendix 5: List Entries

CATHEDRAL CHURCH OF ST MARY

Official list entry

Heritage Category: Listed Building

Grade: I

List Entry Number: 1218041

Date first listed: 25-Jan-1952

Statutory Address CATHEDRAL CHURCH OF ST MARY, FENNEL STREET

Location

Statutory Address: CATHEDRAL CHURCH OF ST MARY, FENNEL STREET

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 83881 98750

Details

MANCHESTER

SJ8398NE FENNEL STREET 698-1/26/136 (South side) 25/01/52 Cathedral Church of St Mary

GV I

Collegiate parish church, cathedral since 1847. Mostly c.1422-1520, perhaps incorporating some earlier fabric; altered, restored or rebuilt 1814-15, 1862-8 by J.P.Holden, 1885-6 by J.S.Crowther and 1898 by Basil Champneys; annexes added 1903 by Champneys and 1934 by Sir Percy Worthington; bomb damaged 1940 and subsequently restored and rebuilt by Sir Hubert Worthington. Sandstone. Perpendicular style. West tower rebuilt 1867 with west porch of 1898 and choir rooms, 6-bay nave with north and south aisles with north and south chantries, north porch rebuilt 1891 and south porch of 1891, 6-bay choir with north and south aisles with chapels, C15 south Chapter House, and east Lady Chapel, destroyed 1940 and rebuilt; south annexes. In 2nd World War Manchester was, after Coventry, the most damaged English Cathedral but the interior retains amongst other fittings excellent choir stalls of c.1505-10 with misericords. There are also the probably early C16 pulpitum restored and with cornice of 1872, the parclose screens altered C18 and the screens of the choir chantries. Fine nave and restored choir roofs. In the Lady Chapel a restored C15 screen, and in the Derby Chapel a fragmentary early C16 brass to Bishop Stanley and the C18 font. There are also the Saxon angel stone, a brass in the choir to its builder John Huntingdon, and the statues of Humphrey Chetham by William Theed, 1853, and Thomas Fleming by Baily, 1851. In the west porch a statue of Queen Victoria sculpted and presented by her daughter Princess Louise, and over the entrance to the south annexe a carving of 1933 by Eric Gill. (Buildings of England: N Pevsner: South Lancashire: PP273-9; Pitkin Guides: H Hodkin: Manchester Cathedral).

Listing NGR: SJ8388498746

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 388130

Legacy System: LBS

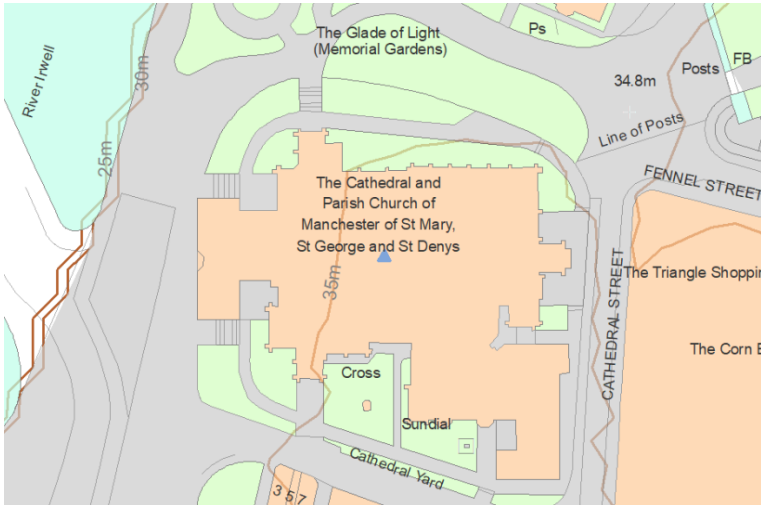
Sources

Books and journals

Hodkin, H, Manchester Cathedral (),
Pevsner, N, The Buildings of England: South Lancashire (1969),

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

VICTORIA BRIDGE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1254723

Date first listed: 20-Jun-1988

Date of most recent amendment: 06-Jun-1994

Statutory Address 1: VICTORIA BRIDGE, VICTORIA BRIDGE STREET

Location

Statutory Address: VICTORIA BRIDGE, VICTORIA BRIDGE STREET

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 83776 98709

Details

The asset was previously listed twice also under List entry 1386188. This entry was removed from the List on 30 October 2017.

SJ8398NE
698-1/26/424
20/06/88

MANCHESTER
VICTORIA BRIDGE STREET

Victoria Bridge
(Formerly Listed as: Victoria Bridge (that part in the City of Manchester) and Victoria Bridge (that part in Salford Civil Parish))
(Formerly Listed as: CATEATON STREET Victoria Bridge)
II
GV

Public road bridge over River Irwell. 1837-9, dated 1839 on south side. Sandstone ashlar. Single span. Semi-elliptical arch with rusticated rock-faced voussoirs, straight roll-moulded string course, parapets with raised panels in the centre, each surmounted by the Queen's orb on a massive Grecian scroll.

Listing NGR: SJ 83776 98709

Legacy

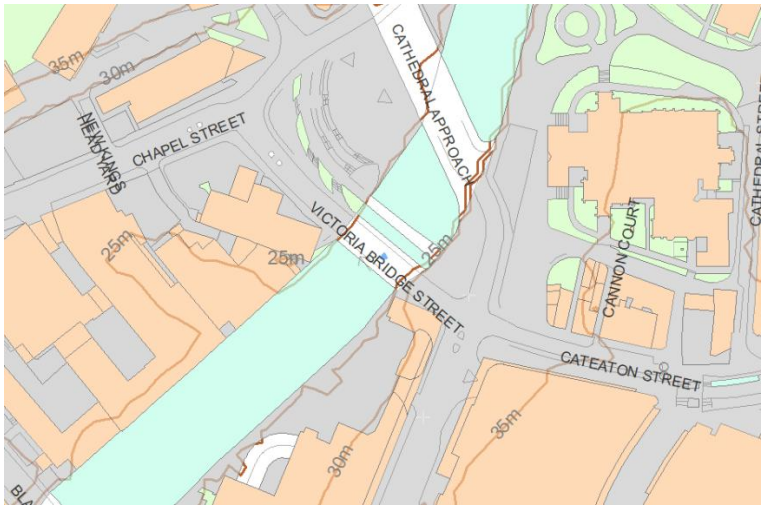
The contents of this record have been generated from a legacy data system.

Legacy System number: 457828

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

FORMER CORN AND PRODUCE EXCHANGE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1282970

Date first listed: 30-Mar-1973

Date of most recent amendment: 06-Jun-1994

Statutory Address 1: FORMER CORN AND PRODUCE EXCHANGE, HANGING DITCH

Location

Statutory Address: FORMER CORN AND PRODUCE EXCHANGE, HANGING DITCH

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 83960 98725

Details

MANCHESTER

SJ8398NE HANGING DITCH 698-1/26/157 (North side) 30/03/73 Former Corn and Produce Exchange (Formerly Listed as: FENNEL STREET (South side) Corn Exchange)

GV II

Corn exchange with shops and offices, now market hall with shops and offices. Dated 1903. Iron frame with cladding of sandstone ashlar, slate roof with glazed atrium. Very large curved triangular plan on island site. Baroque style. Four diminishing storeys with basement and attic (east corner of different build and lower), 14 bays (plus 7-window east end), the bays divided by piers which finish as tall chimneys, the 3 western bays slightly lower and finished with a domed cupola at the corner, the next 11 bays forming a symmetrical composition with the centre and ends breaking forwards slightly and carried up to shaped gables above the attic. The projected centre bay has the main entrance, a giant elliptical archway in triumphal-arch form with coupled pilasters of polished pink granite with debased Ionic capitals, corniced entablatures to these, and a banded head with keystone, and containing a pedimented doorway with similar columns and frieze lettered "PRODUCE EXCHANGE". The upper levels of this portion have (inter alia) 3 windows to each floor including the attic, with various forms of decoration including a colonnade to the top floor, pulvinated frieze and prominent mutule cornice, and a pedimented Baroque gable flanked by chimneys. The slightly smaller end bays are in similar style. Otherwise, the intermediate bays have rectangular shop fronts to ground floor, coupled round-headed windows to 1st floor, and mullioned windows of 3 lights to 2nd floor and 4 lights to 3rd floor and attic. West side and rear similar but simpler. INTERIOR: unaltered entrance hall to staircase, and central atrium with round-headed arcades and glazed roof with central dome.

Listing NGR: SJ8395598720

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 388167

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

MYNSHULLS HOUSE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197779

Date first listed: 20-Jun-1988

Statutory Address 1: MYNSHULLS HOUSE, 14, CATEATON STREET

Location

Statutory Address: MYNSHULLS HOUSE, 14, CATEATON STREET

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 83849 98687

Details

MANCHESTER

SJ8398NE CATEATON STREET 698-1/26/40 (North side) 20/06/88
No.14 Mynshull's House

GV II

Offices over shop. Dated 1890; by William Ball and Thomas Brookes Elce, with carvings by J.Jarvis Millson; altered slightly at ground floor. Red sandstone with some moulded terracotta in matching colour; roof concealed. Narrow rectangular plan at right-angles to street, occupying part of island site with one side to passage known as Hanging Bridge. Jacobean style. Three low storeys and one bay; carved consoles to moulded frieze over ground floor; central segmental bow above this with 6-light mullioned windows flanked by pairs of small Ionic pilasters, a wide lettered cartouche on the bowed panel between the windows, cornices over both floors, and a large bowed upstand with terracotta foliation, frieze lettered "MYNSHULL'S HOUSE" and Jacobean-style strap-work cresting with obelisk finials, flanked by lions with shields on lettered pedestals. Return side similar but simpler.

Listing NGR: SJ8385098688

Legacy

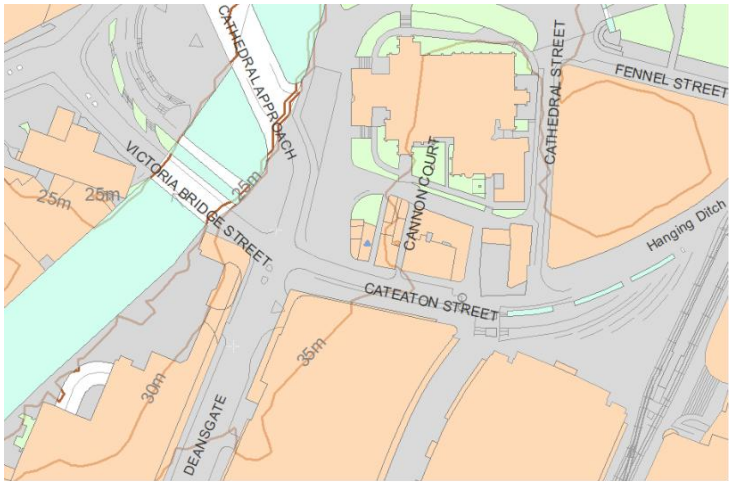
The contents of this record have been generated from a legacy data system.

Legacy System number: 387969

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

THE OLD WELLINGTON INN

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1270698

Date first listed: 25-Feb-1952

Date of most recent amendment: 06-Jun-1994

Statutory Address 1: THE OLD WELLINGTON INN, SHAMBLES SQUARE

Location

Statutory Address: THE OLD WELLINGTON INN, SHAMBLES SQUARE

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 83905 98690

Details

MANCHESTER

SJ8398NE SHAMBLES SQUARE
698-1/26/372 (South side)
25/02/52 The Old Wellington Inn
(Formerly Listed as:
OLD SHAMBLES
(South side)
Old Wellington Inn to south of
Cateaton Street)

GV II

House, now public house. Probably mid C16; altered, restored and recently raised up some 30 feet to correspond with new street level of surrounding C20 redevelopment. Timber frame with stone slate roof. Three-bay linear plan. Three storeys and 3 structural bays, the 1st and 3rd gabled. Ground floor altered, with coupled C20 doorways to the centre flanked by C20 mullion-and-transom windows, a splayed doorway to the left corner, and a similar C20 window in the left return wall. The 1st floor has close studded framing with angle braces in the 1st bay, a small restored 4-light slightly bowed wooden mullioned window to this bay, and a continuous 17-light mullioned window running across almost the whole of the 2nd and 3rd bays (in slightly bowed sections of 6, 3, 2, 2 and 4 lights). The 1st floor has square small-panelled framing, and one 4-light window immediately below the wallplate in each bay, all likewise slightly bowed. The gables are jettied and filled with decorated lattice framing. The left return wall has framing on each floor like that at the front, a restored 7-light window to each floor, and a jettied gable like those at the front. Interior has exposed beams, etc. This building is the only surviving example of timber framing typical of the town in the C16 and C17 centuries. Forms group with Sinclairs Oyster Bar to the right. Formerly a scheduled ancient monument.

Listing NGR: SJ8390598690

Legacy

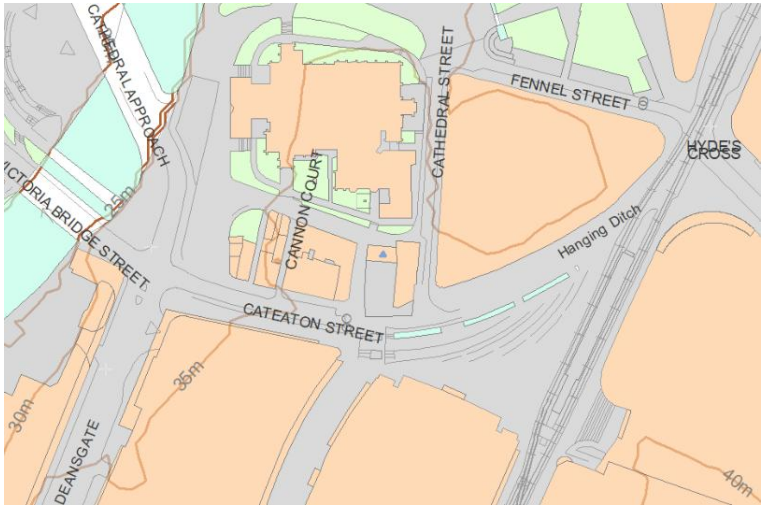
The contents of this record have been generated from a legacy data system.

Legacy System number: 457626

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

MITRE HOTEL

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197780

Date first listed: 20-Jun-1988

Statutory Address 1: 1 AND 2, CATHEDRAL GATES

Location

Statutory Address: 1 AND 2, CATHEDRAL GATES

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 83881 98694

Details

MANCHESTER

SJ8398NE CATHEDRAL YARD 698-1/26/41 (South side) 20/06/88
Mitre Hotel

GV II

Includes: Nos.1 AND 2 CATHEDRAL GATES. Includes: No.1 CATEATON STREET. Hotel. 1867. Sandstone ashlar facing to brick carcase, steeply-pitched slate roof. Parallelogram plan. Eclectic Jacobean style. Three storeys with cellars and attics, a 5+3 window north facade, with continuous string course over the ground floor, an arcaded frieze over the left portion, gables over the 2nd and 5th windows of this and a larger gable over the 2nd and 3rd windows of the right-hand portion; a canted corner entrance at the left (east) corner with shafted jambs and moulded corbelled corner above; doorways in 3rd and 7th bays, with hoodmoulds; square-headed windows on all floors, all with hoodmoulds, those of the left portion mostly containing coupled sashes and those of the right-hand portion 4-pane sashes. East return side in similar style.

Listing NGR: SJ8388598692

Legacy

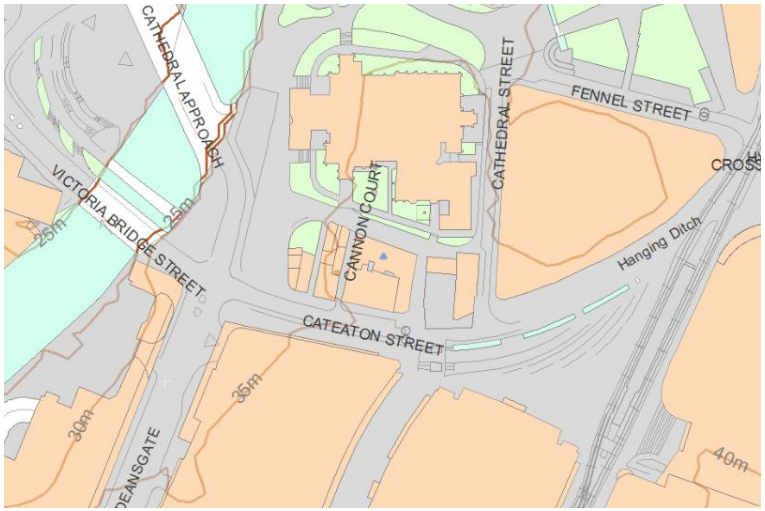
The contents of this record have been generated from a legacy data system.

Legacy System number: 387971

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

SINCLAIRS OYSTER BAR

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1254647

Date first listed: 25-Feb-1952

Date of most recent amendment: 06-Jun-1994

Statutory Address: SINCLAIRS OYSTER BAR, SHAMBLES SQUARE

Location

Statutory Address: SINCLAIRS OYSTER BAR, SHAMBLES SQUARE

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 83916 98681

Details

MANCHESTER

SJ8398NE SHAMBLES SQUARE
698-1/26/371 (South side)
25/02/52 Sinclair's Oyster Bar
(Formerly Listed as:
OLD SHAMBLES
(South side)
Sinclair's Oyster Bar to south of
Cateaton Street)

GV II

House, now restaurant. Late C17 or early C18, altered, and recently raised up some 30 feet to correspond with new street level of surrounding C20 redevelopment. Stucco, painted black and white, slate roof. Rectangular plan on corner site, in 2 parts, with splayed corner. Main range 3 low storeys, with corner block 4 high storeys; 3:1 windows plus one window in the splayed corner; ground floor painted black, with coupled doorway in centre, window of 4 arched lights to right, another doorway in splayed corner; upper floors painted to resemble black-and-white "half-timbering", coupled windows on each floor to the left with altered small-pane glazing, one 16-pane sash on each floor of the centre, and in the 4-storey portion a 12-pane sash at 1st floor, another at a much higher 2nd floor level, and a 9-pane sash to the top of an equally high 3rd floor; 16-pane sashes on each floor of the corner. Corner block has unusual reversed-slope roof with prominent bracketed cornice. Interior contains evidence of early origin, also various chop house fittings of early C19 date and style. Historically interesting as one of the oldest oyster bars and chop houses in England. Forms group with The Old Wellington Inn adjoining to the left (q.v.).

Listing NGR: SJ8391698681

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 457625

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Manchester
Queens House, Queen Street
T 0161 393 3399
Manchester@pegasusgroup.co.uk
Offices throughout the UK.

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