Historic England

Ms Jennifer Atkinson
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Direct Dial: [redacted]

Our ref: P01602489

7 January 2026

Dear Ms Atkinson

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

WESTON STUDENT HALLS AND PENDULUM HOTEL, 78 SACKVILLE STREET, MANCHESTER, M1 3BB
Application No. 144791/FO/2025

Thank you for your letter of 19 December 2025 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

We welcome the thorough assessment of heritage significance and impacts that has been provided to support the application, and the inclusion of the additional view point we requested at Oxford Road Station.

In line with the conclusions of the heritage impact assessment, we agree that there will be some harmful impacts to the significance of the Whitworth Street Conservation Area through the introduction of a much larger building punctuating the skyline on its southern boundary. This will be most obvious in the views out of the conservation area towards the south, including from Vimto Gardens and along Princess Street. Additionally, there will be an impact on the grade II* listed Former Refuge Assurance Company Offices, with the proposed development partially obscuring the outline of the southern cupola of the building.

Despite these impacts, the proposals will not result in substantial harm to the significance of the conservation area or grade II* listed buildings in the vicinity, or the ability to appreciate them.

Recommendation
Historic England has no objection to the application on heritage grounds.
We consider that the application meets the requirements of the NPPF.

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Historic England

In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

[redacted]
Inspector of Historic Buildings and Areas
E-mail: [redacted]

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