MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-001170
Application type:	Full planning permission
Proposal:	Change of use of second, third, and fourth floors from commercial use (Use Class E), to create 5no residential apartments (Class C3), other associated external works including creation of roof terrace, residential entrance, works to roof and windows, replacement of rainwater goods, and associated works with retention of basement, ground, and first floors in Class E use.
Site address:	Winters Buildings 30 St Ann Street Manchester M2 7LF
Ward(s):	Deansgate
Date application valid:	28 July 2026
Applicant name:	The Winters Building Freehold Ltd
Agent (if any):	Don Murphy
Case officer:	Angela Leckie
Recommendation: Approve	
Date of recommendation: 23/09/2026	

Description of site, building and/or area

The application relates to a site known as the Winters Building a four storey building with an attic and basement located on the corner of St Ann's Street and St Ann's Churchyard.

Whilst the building is Grade II Listed the only surviving historic elements of the building are its north and west facades. The remainder of the original building was demolished and a modern concrete structure and steel framed roof constructed in around 1995 behind the two historic facades. There are large areas of plant within the attic space. Notwithstanding this, externally it retains its historic character (potentially partly via the re-use of historic slate to the modern roof) and rebuilt chimneys, with the external facades being in good condition. The building shares a narrow lightwell with Tom's Chop House public house to the south and National House to the east, both of which are also Grade II Listed.

The building is currently vacant. Since the above 1995 works, the building has only ever been occupied by a single retailer at any one time. Originally GAP until about 2018, and then COS until last year. We GAP used the basement, ground, first and second floor as shop floor space, with the third floor for storage and fourth floor for plant. COS used the basement, ground, and first as shop floor space, with the second and third floor for storage, fourth floor for plant.

The building is constructed in an eclectic style with Elizabethan features and some Art Nouveau decoration It is built of red brick with terracotta dressings with a granite plinth. The ground floor consists of a glazed arcade forming shopfronts. The building has a slightly curved canted corner facing into St. Ann's Square which rises to a decorative terracotta pediment with a datestone: "1901 WINTER'S BUILDINGS". The roof is of Welsh slate which although partially visible is largely concealed from street level by a low red brick parapet with terracotta scrollwork and the pitched red brick and terracotta dormers. Further up the roof there are a series of leaded dormers in two tiers with the lower dormers louvred as ventilation extracts. The roofline also has a series of tall red brick chimney stacks.

The building lies within the St Ann's Square Conservation Area and in addition to those identified above is adjacent to a number of listed buildings including the Grade I Listed St Ann's Church, 13-15 St Ann's Street and Old Bank Chambers (St Ann's Street).

There is also an element of group value to the building, due to its prominent position in St. Ann's Square on a corner plot or a wider block of listed building and it is part of the 'Street Wall' which is central to the significance of the conservation area.

Description of development

A change of use of the 2nd, 3rd, and 4th floors of the building from commercial use (use class E) to 5 residential apartments (use class C3) is proposed alongside internal and external works necessary to achieve this change.

There would be 2 x 2 bedroom apartments on the second floor; 1 x 2 bed and 1 x 3 bed apartments on the third and a 3 bed penthouse on the 4th floor. All 5 apartments would significantly exceed the Nationally Described Space Standards. The basement, ground floor and first floors would be retained in Class E uses.

Externally, the works would comprise:

- Creation of part glazed residential entrance to St Ann's Street elevation, replacing existing modern fire escape doors.
- Replacement of all rainwater goods with cast replacements designed to reflect historic / original pipework.
- Works to the roof including: Removal of mansard section and louvered dormer windows to create roof terrace for fourth floor penthouse; Replacement of louvres to 2 lower level dormers with glazing, to serve 4th floor apartment; Removal of section of flat roof, and erection of hipped roof section; Louvring of 3 of the windows to the upper 'dummy' dormers, to provide mechanical ventilation requirements of the apartments.
- Creating a louvred section to the fourth floor to serve internal plant room.
- Insertion of 2 x louvres to the lightwell.
- Repair works to timber window frames and insertion of double glazed units.
- Application of brickslip cladding to face of existing blockwork chimney to match existing.
- Minor repair works to the facades.

The application is being considered alongside application ref no PLA-2026-001220: Listed Building Consent for internal and external works associated with change of use of second, third, and fourth floors from commercial use (Use Class E), to create 5no residential apartments (Class C3) including works to stairs and lift core, modification of roof structure to create roof terrace; works to dormers; works to windows; installation of louvres to currently glazed windows

and glazing to currently louvered windows and refurbishment or replacement of rainwater goods.

There would be dedicated bin stores on each of the three residential floors, Refuse collections, would take place from St Ann's Street reflecting existing arrangements.

Relevant planning history

047346/FO/CITY1/95: Removal and replacement of existing walls and floors of building for retail development with retention of existing façade.

047348/LL/CITY1/95: LISTED BUILDING CONSENT Removal and replacement of existing walls and floors of building for retail development with retention of existing facade

Consultation, notification and publicity responses

Publicity

The application was advertised as affecting a conservation area and a public interest development and a site notice was displayed adjacent to the site. Occupiers of adjacent buildings were notified about the proposals. No representations have been received.

Consultations

Head of Environmental Protection – Have no objections subject to conditions relating to a construction management plan, refuse storage and disposal, acoustic insulation of the use and plant and air quality management.

Head of Highways – Has no objections subject to conditions in relation to a construction management plan and to secure cycle parking.

Flood Risk Team – No objections

GMEU – Note that there is negligible potential for the works to disturb roosting bats and have recommended that biodiversity enhancements in the form of Bird box/nest provision is secured through a condition.

GMP(Design for Security)- No comments received

Historic England – Have no comments and have recommended that the views of the City Council's specialist conservation advisers is sought.

Notifications and Publicity

The application was advertised as a public interest development affecting a conservation area. A site notice was displayed adjacent to the site. No representations have been received.

Relevant Policies

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

- Policy JP-Strat1 – Core Growth Area

- Policy JP-Strat2 – City Centre
- Policy JP-Strat14 – A Sustainable and Integrated Transport Network
- Policy JP-S1 – Sustainable Development
- Policy JP-S2 - Carbon and Energy
- Policy JP-S6 -Clean Air
- Policy JP-J1 – Supporting Long Term Economic Growth
- Policy JP-H3- Type, Size and Design of New Housing
- Policy JP-P1-Sustainable Places
- Policy JP-C1- An Integrated Network
- Policy JP-C4- Streets for All
- Policy JP-C3- Public Transport
- Policy JP-C5 -Streets for All
- Policy JP-C7-Transport Requirements of New Development
- Policy JP-P2 - Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy H1 - Overall Housing Provision
- Policy CC3 - Housing
- Policy CC7- Mixed Use Development
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN3 – Heritage
- Policy DM1 – Development Management
- Policy EN4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN6 - Target Framework for CO2 reductions from low or zero carbon energy supplies
-Policy T1 (Sustainable Transport)
-Policy T2 (Accessible Areas of Opportunity and Need

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

- Policy DC18- Conservation
- Policy DC19 – Listed Buildings
- DC26.1 Development and Noise

National Planning Policy Framework (NPPF) -

Section 7 Building a Strong, Effective Economy.
Section 8 Ensuring the Vitality of Town Centres.
Section 12 Making effective use of land.
Section 15 Promoting Sustainable Transport.
Section 14 Achieving Well Designed Places.
Section 20 Conserving and enhancing the historic environment

Other Legislative Requirements Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Assessment

Principle of Development and the Schemes Contribution to Regeneration and Housing Delivery – Regeneration is an important planning consideration. The City Centre is the primary economic driver of the region and is crucial is to its longer term economic success. There is an important link between economic growth, regeneration, and the provision of new housing and as the national economy has entered a new growth cycle, it is essential that new homes are provided. In its current condition the vacant property has a negative impact on the street scene, the St Ann's Square Conservation Area.

The proposals would bring benefits in terms of the reuse of the currently vacant upper floors of a building on a key corner of St Ann's Square within the retail core. The proposal would support population growth, contribute to the economy, and help to sustain this part of the City Centre as a vibrant place to work and live. The proposal would contribute to meeting housing need within an area that has been identified as being suitable for new residential development. The proposed would appeal to a range of potential occupiers.

Given the above, the proposed development would be consistent with sections 1 and 2 of the National Planning Policy Framework, PfE Policies JP-Strat 1, JP-Strat 2, JP-H3, JP-J1 and JP-P1 and Core Strategy policies H1, SP1, CC3, CC7, and DM1.

Affordable housing provision – The number of units proposed falls below the 15 or more units level that requires a contribution to be made to the City-wide target for 20% of new housing provision to be affordable.

Residential development - density/type/accommodation standards – All apartments would meet or exceed the spaces standards as set out in the Residential Quality Guidance and National Space Standards.

The Residential Quality Guidance highlights the importance of providing homes which meet a range of needs including city centre family living. The apartments would be suitable for a range of users which could include a small family and all would be adaptable for disabled people to allow for changing needs across time.

It is considered that the development complies with PfE Policies JP-P1 and policies SP1, H1 and DM1 of the Manchester Core Strategy.

Car Parking, cycle parking and relationship to public transport infrastructure

The site is highly accessibility via public transport including Metrolink, Metroshuttle, mainline rail and bus and the on-going public transport improvements within the City Centre would further enhance accessibility. There would be dedicated cycle storage areas within each apartment. A lift is in place to assist with the manoeuvring of cycles.

On the basis of the above the proposals are consistent with PfE Policies JP-P1, JP-S6, JP-C7 and Core Strategy Policies DM1, T1 and T2.

Energy Efficiency and Sustainability - New developments should attain high standards of sustainability because of their high profile and local impact. The Code for Sustainable Homes was revoked in March 2015 but it is important to understand how a development performs in respect of waste efficiency and energy standards.

The opportunities to retrofit sustainability measures are limited by existing site constraints. Whilst opportunities to provide on-site renewable energy measures are limited multiple measures have been included within the scheme to ensure that its CO2 emissions are minimised. These include MVHR units with high heat recovery efficiencies, high efficiency electric panel heaters with intelligent electronic controls, an air source heat pump to provide low temperature underfloor heating to the fourth floor apartment, the use of high performance electric hot water cylinders, and the use of high-efficiency inverter-driven fan coil air conditioning systems.

As part of the conversion works, external walls will be thermally upgraded where possible. This will reduce heat loss, reduce annual heating demand, lower operational carbon emissions and contribute towards compliance with the energy efficiency requirements of Approved Document L.

The submitted Design and Access Statement sets out a Strategy for Energy Management and Sustainability. In addition, a key sustainability feature of the proposal is the reuse of an existing building with limited alterations to reduce construction waste

The proposal would deliver a scheme that is efficient and cost effective during occupation and accords with PfE policies JP-P1, JP-S2 and JP- S6 and Core Strategy Policies EN4 and EN6.

Noise - Given the nature of uses within the adjacent area there is a need for a suitable level of acoustic insulation and ventilation to the property to attain acceptable internal noise standards within the property whilst preventing overheating. The final details of this would be secured via a pre-commencement condition to be attached to any consent granted. A condition would also ensure that there is no unacceptable level of noise transfer from the commercial unit into the residential accommodation above and would limit the range of uses within Class E to those uses less likely to require high levels of physical intervention to regulate noise levels.

New housing would complement the existing residential and commercial uses, would activate a vacant site. There are no amenity issues associated with the proposed changes to the upper floor use that would impact on surrounding residential properties. It is considered that the proposals are therefore consistent with PfE policy JP-P1, Core Strategy Policies DM1 and SP1 and saved UDP policy 26.1

Crime and Disorder - The increased impression of activity from the re-use of this building would improve security and surveillance. It is noted that the recommendations from consultation with GMP Secure by Design have been incorporated into the final design of the development. Subject to compliance with this and in view of the above the proposals are consistent with Core Strategy Policy DM1.

In view of the above it is considered that this is consistent with PfE policy JP-P1 and Core Strategy policy DM1.

Disabled access –. The building will be fully accessible and will include 5 accessible adaptable apartments.

In view of the above with respect to disabled access the proposals are considered to be consistent with the requirements of with PfE policy JP-P1 and Core Strategy Policy DM1 and DC7.

Construction Management - Measures would be put in place to minimise the impact on local residents such as dust suppression, minimising stock piling and use of screenings to cover materials. Provided appropriate management measures are put in place the impacts of construction management on surrounding residents and the highway network can be mitigated to be minimal.

Given the above, the proposals are considered to be in accordance with Core Strategy policies DM1 and SP1.

Biodiversity -The site is exempt from any biodiversity net gain, as the development does not impact a priority habitat and has less than 25sqm of on-site habitat and 5m of on-site linear habitats.

Servicing and Waste Collection -There would be dedicated bin stores on each of the three residential floors, refuse collections, would take place from St Ann's Street reflecting existing arrangements. This arrangement would ensure that bins are not stored on the highway.

Design and Heritage Impacts - It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 15). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

It is noted that the proposed change of use would help secure the full use of the property in a prominent location in the St Ann's Square Conservation Area.

Given the 1995 alterations, beyond the external façade wall there is no evidence of any historic fabric, with the floors and structure now comprised of a series of concrete slabs. The roofline largely replicates that seen historically (presumed to be a historic timber framed roof) but its construction is entirely modern, it contributes to significance in terms of the architectural presentation of the building but has no historic interest beyond the possible re-use of the slates.

Thus the significance of the building predominantly relates to its architectural interest with its façade a good example of Edwardian 'Jacobethan' design. The site has a prominent location within the conservation area and a group value of surrounding assets. Given this the facades are considered to be of high significance.

It is noted that where there is loss or alternation of historic fabric this is principally due to the necessity of bringing up to the regulatory standards necessary to support the proposed use of the upper floors, relating to the need to provide functional residential layouts and useable accommodation which would be suitable for a modern standard of residential occupation and to physically separate operation of the ground floor and basement use with the apartments above.

A summary of key interventions and their level of harm is set out below:

Internal Changes : As significance is now only derived from the external facades the internal works are regarded to result in a **Neutra**l impact upon the building's significance.

Inset Roof Terrace and Dormers : The roof structure dates from the 1990s being a series of steel beams / trusses, although externally it largely reflects the historic arrangement and it is possible that the slates were re used. The lower level dormers are modern but mimic those which were previously in this location prior to their removal in the 1990s. They contain louvred extracts rather than glazing. Four louvred dormers would be removed and an inset roof top terrace created with glazed doors into the 4th floor penthouse apartment.

Whilst no historic fabric would be lost from this change insertion of the roof terrace would alter the reinstated roof character. However given the height of the building and surrounding street layout, this would have minimal visibility from street level and any harm would be mitigated by the use of slimline glazing to the sliding doors and replacement of the louvres to the lower dormers at each end of the St. Ann's Churchyard elevation with glazed windows which will enhance the setting and significance of the building. A balustrade set back behind the existing would be glazed to minimise visual impact. Final details of the sliding doors to the cut away roof terrace and balustrade would be secured through a condition.

Overall, with the above mitigation the works to the roof to create a roof terrace would result in a **Low Adverse** impact upon the significance of the building and conservation area.

To the upper part of the roof, there are 6 dormers which do not serve a floor. As part of the essential ventilation works to serve the apartments, 3 of the dormer windows would need to be louvred. These windows are not historic but are currently glazed and due to their location, are visible from viewpoints within the conservation area. The location of these louvres within the lightwell and on the lightwell facing side of the roof has been considered. These louvres are fresh air intake louvres. All louvres to the lightwell are for extract air. This arrangement is necessary due to the extremely poor air quality in the existing lightwell resulting from the existing kitchen extract ducts associated with F&B operations in neighbouring properties. It is proposed to mitigate the harm to a degree through the utilisation of decorative panels over the louvres. The visual impact of this intervention with the mitigation is considered to be minor due given the limited scale of the works and on balance is acceptable. Final details of would be secured through a condition.

The introduction of louvers to 3 currently glazed dormer windows would result in a **Low Adverse** impact upon the significance of the building and conservation area. However this is a necessary intervention to enable the upper floors of the building to be brought back into use, helping to secure its future.

Roof Profile Changes: Historic aerial photographs suggest that the original building roof was a continuous pitched roof to the main St Ann's Churchyard elevation which curved round to the St Ann's Street elevation. When the roof was replaced as part of the mid 1990s building redevelopment, the main section was taller, and a flat roofed section was created where a hipped roof would have appeared a more conservation-sensitive design solution. It is possible the flat roofed section was intended as a plant deck that was never used. The proposals involve the adaptation of the roof to create a hipped section, covered with slates. This would remove a feature of the current roof which detracts from the expression of the original form of the roof and ultimately the appearance of the building and broadly reinstates the historic form of the building's roof. Removal of section of flat roof, and erection of hipped roof section would improve building's appearance and contribution to the Conservation Area. Subject to where roof is reinstated, the ridge tile being extended and to match existing and that the roof materials also need to match including slate coursing (both of which would be secured by condition) this change is would result in a **Low Beneficial** impact on the building's significance and the significance of the conservation area.

Rainwater Goods : The drainage from the cut areas of roof associated with the penthouse terrace area is designed to connect to the original rainwater drainage, which will be repaired, re-instated and brought back into use as part of the proposals. The original drainage breaks through the façade at high level and returns inside at first floor level. The contemporary rainwater pipes that are currently routed inside between level 4 and level 1 would be removed.

The current downpipes on the building are a mixture of likely original cast iron elements, later cast iron replaced sections, and modern UPVC sections. The downpipes are no longer functional with all the rainwater currently routed through modern internal pipework. This change is likely to have happened during the mid-1990s redevelopment of the building. It is proposed to reinstate the original rainwater strategy for the building which will enable the removal of cumbersome internal pipework. Following a survey into the condition of the downpipes, all pipes have been identified as severely corroded; many pipe brackets are damaged or lost meaning several pipes are not fully secured. The comprehensive replacement of all rainwater goods and brackets is therefore proposed, with cast iron replacements which have been fabricated to match surviving original / historic pipes on the building.

The replacement of inappropriate modern pipes is beneficial. There is some loss of heritage fabric from the replacement of historic corroded pipework, however, fundamentally if the pipework can no longer carry out its intended function and is corroded beyond repair then this approach is considered justified. Overall, these works are considered to result in a **Low Beneficial** impact upon the building and conservation area's significance, due to the visual enhancement resulting from the new or refurbished cast iron rainwater goods.

Formation of new Ground Floor Residential Entrance: The proposed residential entrance utilises existing fire escape doors on the St Ann Street elevation. These currently comprise modern timber doors with applied panelling. These doors are set back and the recessed area is often used by rough sleepers. The proposed entrance incorporates glazing and high quality materials including anodised metal panelling to create an entrance which is distinctively modern, whilst also sympathetic to the historic character of the facade. As part of this intervention the doors will be brought forward to where the dado plinth finishes. This will be more in keeping with the historic building line and in line with the adjacent shopfront glazing.

The proposed residential entrance design is of a high quality and the doors which will be replaced are not historic, therefore this intervention, which will be highly visible within the streetscene would result in a **Low Beneficial** impact upon the building and conservation area's significance.

Dry Riser: A dry riser inlet is proposed on the stallriser adjacent to the residential entrance. The riser is required to be a 2-inlet type. It is considered that this would be better positioned in the new entrance in a concealed panel rather than the granite stallriser. However due to the position of existing structural walls and staircase within this area it is not feasible to move the dry riser and achieve the required dimensions for accessibility in accordance with Approved Document M. To mitigate the impact the inlet would be in matching materials with a slim frame and final details would be secured through a condition.

With the above mitigation this change is would result in a **Low Adverse** impact on the building's significance and the significance of the conservation area.

Works to Windows: A window survey has been undertaken which has identified required repairs to some windows. These repairs will be undertaken as part of this project. The retention of the original frames as part of the proposed scheme is a significant heritage benefit. The proposal would retain the external appearance of the building partly as a result of the retention of the existing windows, which will be adapted into double glazed windows.

The retention of the windows result in a **Low Beneficial** impact on the building's significance and the significance of the conservation area.

Smoke Vent: The proposed AOV would be a proprietary automatic opening glazed roof window, set within the pitch of the existing roof. Whilst the need for the smoke vent is acknowledged the preference would be for this to be flush with the slate and have the appearance of a heritage rooflight design. However, it is noted that the smoke vent needs to meet the performance requirements of the Fire Strategy Report. The applicant has stated that there are no proprietary AOV's on the market that have the appearance of a heritage rooflight design, and it is not feasible to convert a heritage roof light to an AOV as the arrangement would not be warrantied or tested to BS EN 12101-2:2017 Smoke and heat control systems - Natural smoke and heat exhaust ventilators. The final detailing to minimise harm would be controlled via a condition.

Notwithstanding the above it is noted that the location of the AOV has been selected such that it is not generally visible within the surrounding context. On this basis this change is would result in a **Low Adverse** impact on the building's significance and the significance of the conservation area.

Repair Work : Minor localised repairs are allowed for as follows: Minor repairs to stonework, brickwork & chimneys; Removal of foliage, repointing localised areas of brickwork and stonework; and Repairs to roof and chimneys. Final details would be secured by a condition to ensure that appropriate methodologies are utilised. On this basis these works would result in a **Low Beneficial** impact on the building's significance and the significance of the conservation area.

Whilst there would be some beneficial impacts from the proposals overall it is considered that there would be a low level of harm to the significance of the listed building, setting of adjacent listed buildings and the character of the conservation area.

Public Benefits -Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.(NPPF Policy HE4)

Public benefits to be delivered through these proposals would include:

- Securing the long-term reuse of vacant floors of a listed building;
- Enabling energy efficiency and low carbon heating measures to be employed;
- External works including the proposed residential entrance, replacement of rainwater goods, the glazing of currently louvered windows, and the installation of a hip to the slate roof which would have a positive impact on the significance through positive impacts on the character of the Listed Building, setting of adjacent listed buildings and the character of the St Ann's Square Conservation Area.
- Optimisation of the sites potential to accommodate and sustain an appropriate use;

Policy Context

The proposals would positively conserve, sustain and enhance the historic environment and heritage assets and their settings in line with PfE policy JP-P2 and Core Strategy policy CC9. The overall proposals would continue to preserve and enhance the historic environment, character, setting and accessibility of the buildings; create a well designed place that enhances and has regard to character; would utilise materials and detail which are appropriate and have regard to the character of the surrounding area in line with Core Strategy policies SP1, DM1 and EN3. In line with policy DC19.1 the proposals would support the retention, restoration,

maintenance and continued use of the listed building and protect its general setting and preserve and enhance the character of the conservation area as required by policy DC18.1.

Harm has been minimised as far as possible though mitigation including high quality design, and the sensitive use of materials and the building would continue to be conserved in a manner appropriate to its significance. There is a clear and convincing justification for harm to the significance of the affected heritage assets. (NPPF Policy HE6)

Giving appropriate weight to the conservation of the affected assets, there would be a low level of harm to the character and fabric of the listed building and the character of the conservation area as a result of the proposals but as outlined above that the low level of harm would be outweighed by the benefits (NPPF Policy HE6). The building would be conserved in an appropriate manner, and enhancements such as the reuse of the upper floors, external repairs and works to the rainwater goods would make a positive contribution to the character and appearance of the conservation area. (NPPF Policy HE9).

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets and to preserving any features of special architectural or historic interest which the listed building possesses it is considered that the works would meet the tests set out in policies HE4, HE6 and HE 9 of the NPPF.

On the above basis the proposals are considered on balance to be acceptable.

Conclusion

It is considered, therefore, that, notwithstanding the considerable weight that must be given to the desirability of preserving the building and features of special architectural or historic interest which it possesses and to the preservation of setting of the listed buildings and character of conservation areas as required by virtue of S16, S66 and S72 of the Listed Buildings Act, the harm caused would be outweighed by the public benefits of the scheme and the proposals would meet the requirements set out in policies HE4, HE5, HE6 and HE9 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with sections 7,8,12, 15 14 and 20 of the National Planning Policy Framework, PfE policies JP-Strat1, JP-Strat2, JP-Strat14, JP-S1,JP-S2, JP-S6, JP-J1, JP-H3, JP-P1, JP-P2, JP-C1, Policy JP-C4, JP-C3, JP-C5, JP-C7 and JP-P2, Core Strategy Policies SP1, H1, CC1 CC3, CC7, CC9, EN3, DM1, EN4, EN6, T1 and T2 and saved Unitary Development policies, DC18, DC19, and DC26.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Recommendation: Approve

Conditions

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

   (a) 0277-al(05)005 - existing site plan_P01, 0277-al(05)001 - existing location plan_P01 and 0277-al(05)105 - proposed site plan_P01;

   (b)0277-al(05)010 - existing basement plan_P02, 0277-al(05)011 - existing ground floor plan_P02, 0277-al(05)012 - existing 1st floor plan_P02,

   (c) 0277-al(05)013 - existing 2nd floor plan_P02, 0277-al(05)014 - existing 3rd floor plan_P02, 0277-al(05)015 - existing 4th floor plan_P02, 0277-al(05)016 - existing roof plan_P02;

   0277-al(05)020 - existing section AA_P02, 0277-al(05)021 - existing section BB_P02 and 0277-al(05)022 - existing section CC_P02;

   (d)0277-al(05)030 - existing St Anns st elevation_P02 and 0277-al(05)031 - existing st anns churchyard elevation_P03 and 0277-al(05)032 - existing lightwell elevation 1_P02, 0277-al(05)033 - existing lightwell elevation 2_P02;

(e) 0277-al(05)110 - proposed basement plan_P02, 0277-al(05)111 - proposed ground floor plan_P01, 0277-al(05)112 - proposed 1st floor plan_P01,

(f)0277-al(05)113 - proposed 2nd floor plan_P02, 0277-al(05)114 - proposed 3rd floor plan_P02, 0277-al(05)115 - proposed 4th floor plan_P03 and 0277-al(05)116 - proposed roof plan_P01;

(g) 0277-al(05)120 - proposed section AA_P03, 0277-al(05)121 - proposed section BB_P02 and 0277-al(05)122 - proposed section CC_P03;

(h)0277-al(05)130 - proposed St Anns street elevation_P04 and 0277-al(05)131 - proposed St Anns churchyard elevation_P04;

(i) 0277-al(05)132 - proposed lightwell elevation 1_P04, 0277-al(05)133 - proposed lightwell elevation 2_P04, 0277-al(05)200 - existing dormers and roof terrace_P01, 0277-al(05)201 - proposed dormers and roof terrace_P04, 0277-al(05)210 - proposed residential entrance_P02, 0277-al(05)220 - proposed plantroom level 04_P02, 0277-al(05)230 - proposed risers and smoke shaft_P01, 0277-al(05)240 - proposed main roof alterations_P03, 0277-al(05)250 -lift shaft extension_P02,

(j) 0277-al(05)300 - secondary glazing_P02, 0277-al(05)301 - dormers with louvres level 04_P01, 0277-al(05)302-proposed AOV rooflight STAIR 03_P01, and 0277-al(05)400 - existing stair 01_P01, 0277-al(05)401 - proposed stair 01_P02 and 0277-al(05)500 - Planning CGIs_P01;

(k) 0277-SK030B - refuse plans;

(l)Hann Tucker noise assessment reference 32884/NIA dated 2nd September 2026, MECHANICAL SERVICES HVAC LAYOUT FOURTH FLOOR PLANTROOM DETAILS C4384-HEC-ZZ-04-DR-M-5750 Rev P03 and Dwgs C4384-HEC-ZZ-04-DR-M-5750-P03 HVAC Plant, C4384-HEC-ZZ-03-DR-M-5700-P02 HVAC 3rd, C4384-HEC-ZZ-02-DR-M-5700-P02 HVAC 2nd C4384-HEC-ZZ-04-DR-M-5700-P02 HVAC 4th;

(m)C4384-HEC-ZZ-ZZ-RP-N-PART O-P01 Overheating Report.;

(n)Construction Management Plan Project: WINTERS BUILDING Date: 15th September 2026 Revision: 4 by Cubic works;

(o)Winters External Dilapidation Survey;

(p)Site Waste Management Plan Rev 1 all stamped as received on 16/09/2026;

(q)Air Quality Assessment Winters Building, St. Ann's Square, Manchester Reference: 11115r1 Date: 22nd June 2026 by (r)Cubic Works as supplemented by Reports 671811 & IAQBOX-S;

(s) Dwg C4384-HEC-ZZ-04-DR-M-5700, Mechanical Services Plan (Ref: DR-M-5750-P03); and

(t) Winter’s Buildings, 32 St Ann Street, Manchester Design and Access Statement PLANNING ISSUE - 22nd July 2026 0277 2026-07-22 REP 03

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to PfE policies JP-Strat1, JP-Strat2, JP-Strat14, JP-S1,JP-S2, JP-S6, JP-J1, JP-H3, JP-P1, JP-P2, JP-C1, Policy JP-C4, JP-C3, JP-C5, JP-C7 and JP-P2, Core Strategy Policies SP1, H1, CC1 CC3, CC7, CC9, EN3, DM1, EN4, EN6, T1 and T2 and saved Unitary Development policies, DC18, DC19, and DC26.

3) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) A schedule of and programme for the submission of samples of all external materials including decorative louvres to roof area;

(b) The material samples shall be submitted and approved in writing in accordance with the above programme;

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to occupation of the building details of measures to create potential opportunities to enhance and create new biodiversity within the development through the inclusion of bird boxes/ nesting provision for shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - Pursuant to Core Strategy Policy DM1 and EN15 and NPPF Policy N2

5) The building plant (internal and external) shall be implemented in accordance with the specifications and performance standards within the Hann Tucker noise assessment reference 32884/NIA dated 2nd September 2026, MECHANICAL SERVICES HVAC LAYOUT FOURTH FLOOR PLANTROOM DETAILS C4384-HEC-ZZ-04-DR-M-5750 Rev P03 and Dwgs C4384-HEC-ZZ-04-DR-M-5750-P03 HVAC Plant, C4384-HEC-ZZ-03-DR-M-5700-P02 HVAC 3rd, C4384-HEC-ZZ-02-DR-M-5700-P02 HVAC 2nd C4384-HEC-ZZ-04-DR-M-5700-P02 HVAC 4th

(b) Prior to the first occupation , a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as in compliance with part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met.

(c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity with part (a) shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the any of

the above approved plant including internally and externally mounted ancillary equipment can commence. The approved scheme shall remain operational thereafter

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

6) (a) The development shall be implemented in accordance with the specifications and performance standards as set out within the Hann Tucker noise assessment reference 32884/NIA dated 2nd September 2026 and C4384-HEC-ZZ-ZZ-RP-N-PART O-P01 Overheating Report.

(b)The approved noise insulation and ventilation scheme and shall be completed before any of the dwelling units are occupied. The following noise criteria will be required to be achieved whilst providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation): Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq In terms of insulation from entertainment noise the scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

(c)Prior to the first occupation of the residential accommodation, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met with windows and purge vent doors closed. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition. (d) Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

7) The development hereby approved shall be carried out in accordance with the MCC Refuse Proforma - Winters 3.9.26, 0277-SK030B - refuse plans and HVAC plans (5700 series) and associated information which confirms the mechanical ventilation for each bin store

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ. The approved details shall be implemented and remain in place for as long as the use is in place.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester

8) The development shall be implemented in accordance with the following for the duration of the works.:

Construction Management Plan Project: WINTERS BUILDING Date: 15th September 2026 Revision: 4 by Cubic works;

Winters External Dilapidation Survey; and

Site Waste Management Plan Rev 1 all stamped as received on 16/09/2026

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) Air quality mitigation shall be implemented in accordance with the Air Quality Assessment Winters Building, St. Ann's Square, Manchester Reference: 11115r1 Date: 22nd June 2026 by Cubic Works as supplemented by Reports 671811 & IAQBOX-S,

Dwg C4384-HEC-ZZ-04-DR-M-5700, Mechanical Services Plan (Ref: DR-M-5750-P03) and Paul Butler Associates Air Quality e-mail dated 23-09-26.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy

10) The 12 cycle parking spaces as shown on dwg

shall be in place prior to occupation of the residential units

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

11) The commercial unit, as indicated drawings 0277-al(05)110 - proposed basement plan_P02, 0277-al(05)111 - proposed ground floor plan_P01, 0277-al(05)112 - proposed 1st floor plan_P01 shall be occupied as Class E (a,c,e,f or g(i)) only for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

12) (a) Notwithstanding the recommendations within the Hann Tucker noise assessment reference 32884/NIA dated 2nd September 2026 before development commences final details of the following shall be submitted:

(a) a scheme for acoustically insulating the residential accommodation against noise from the first, ground floor and basement commercial unit in terms of the restrictions set out within conditions 11;

(b)The approved noise insulation and ventilation scheme and shall be completed before any of the dwelling units are occupied. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq In terms of insulation from entertainment noise the scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

(c)Prior to the first occupation of the residential accommodation, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met with windows and purge vent doors closed. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition. (d) Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the residential accommodation (Class C3(a)) shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1

and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

14) The residential accommodation hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.