

Our Ref: 21372/KM/ta  
Your Ref: PP-10244460  
Email: [kmatthews@firstplan.co.uk](mailto:kmatthews@firstplan.co.uk)  
Date: 15 October 2021

Manchester City Council  
Town Hall Extension  
Mount Street Entrance  
Albert Square  
Manchester  
M2 5DB

Dear Sir/Madam,

**PLANNING AND LISTED BUILDING CONSENT APPLICATION FOR PLANT AND FIT OUT OF THE RESTAURANT AT 37-43 KING STREET, MANCHESTER M2 7AT**

We have been instructed by our client, Franco Manca 2 UK Limited, to submit the enclosed planning and listed building consent applications (submitted online via Planning Portal ref: PP-10244460), which seek consent for replacement shopfront, installation of plant and associated internal and external alterations at the above address. The requisite planning fee of £462 has been paid online via the Planning Portal.

According with national and local validation requirements, the application comprises of the following documents:

- Completed Planning and Listed Building Consent Application Forms;
- Completed CIL Form 1;
- Site Location Plan, ref: FM/MKS/08
- Block Plan, ref: FM/MKS/09
- Existing GA, ref: FM/MKS/01
- Existing Roof Plan, ref: FM/MKS/01-2
- Existing Rear Elevation, ref: FM/MKS/01-1
- Proposed GA, ref: FM/MKS/02-1
- Proposed Floor Finishes Plan, ref: ref: FM/MKS/05/1 A
- Proposed Wall Finishes Plan, ref: ref: FM/MKS/05/2 A
- Existing and Proposed Shopfront Elevation, ref: FM/MKS/10 B
- Proposed Ventilation Layout Ground Floor, ref: 001-848-01
- Proposed Ventilation Layout Roof, ref: 001-848-02A
- Proposed Rear Elevation, ref: 001-848-03
- Proposed West Elevation, ref: 001-848-04
- Equipment Schedule (Chapman Ventilation)
- Photographs of Site;
- Schedule of Works;
- Planning and Heritage Statement (included within this letter); and
- Design and Access Statement (included within this letter).

This letter provides an assessment of the proposals, demonstrating their acceptability in planning and heritage terms.

## **Site Description**

The site is located within five-storey building known as 35-43 King Street. The building comprises of commercial units at basement and ground floor level with office accommodation situated on the upper floors.

In terms of appearance, the building is clad in stone up to the second floor, above which there is a glazed two-storey element with barrel vaulted roof and a circular, two storey, turret feature to the rear. The façade is detailed by stone and pillars, and a grade II listed former bank entrance (Historic England listing number: 1282985) which forms the entrance to the offices above is at 37 King Street. The building was largely rebuilt in 1993 with the entrance to the former bank retained and incorporated into the new building.

The external appearance of the application site consists of two large expanses of glazing and a glazed entrance door. Internally, the unit is largely open plan with a concrete ceiling and floor. It was previously in use as a Boots retail unit but has since been stripped back. Photographs of the site have been submitted to illustrate this.

The site is located on King Street, in the heart of Manchester City Centre, and the street includes a mix of town centre uses. The road is split into two sections by Cross Street. The site is located on the lower, western part of King Street, which is characterised by commercial and high-end retail uses, as well as some food and drink uses. The upper part of King Street to the east is characterised by a variety of commercial office space and restaurants.

The property is well served by public transport links by virtue of its city centre location. Bus stops are located on King Street itself and the nearby John Dalton Street. Other city centre bus stops, tram stops and Manchester Piccadilly and Salford Central train stations are all within a short walk.

## **Relevant Planning History**

There is extensive planning history available online for the application site. The most relevant are set out below:

- Planning permission was granted on 10 July 2020 for “*external modifications to existing 5 storey mixed use building to include new shopfront and entrances to ground floor shop unit, modification of office entrance to King Street, extension and remodelling of existing 3rd and 4th floor office floors following demolition of existing 'turret' feature, provision of 3 no. external terraces at 4<sup>th</sup> floor level to front and rear of building (to be used in conjunction with adjacent office space), replacement windows to ground to 2nd floors, new rear entrance into building for cycle access, painting of brickwork at ground level to front elevation and provision of roof top plant area*” (ref: 125675/FO/2019); and
- The associated listed building consent “for external modifications to existing 5 storey mixed use building to include new shopfront and entrances to ground floor shop unit, modification of office entrance to King Street, extension and remodelling of existing 3rd and 4th floor office floors following demolition of existing 'turret' feature, provision of 3 no. external terraces at 4th floor level to front and rear of building, replacement windows to ground to 2nd floors, new rear entrance into building for cycle access, painting of brickwork at ground level to front elevation and provision of roof top plant area” on 10 July 2020 (ref: 125736/LO/2019).

The applications were supported by a raft of documents including a Heritage Statement by Stephen Levrant Heritage Architecture Ltd (dated 28 November 2019) which focus on nos. 35 and 37.

In addition, listed building and advertisement consent applications are currently pending determination for the Franco Manca signage (refs: 131347/AO/2021 and 131350/LO/2021) and for a new fire door and lighting to the rear (131657/FO/2021 and 131658/LO/2021).

## **Application Proposals**

The application proposal seeks alterations to the unit necessary for the ingoing tenant, Franca Manco, to operate from the premises. As mentioned above, the application site is a modern unit dating from 1993 however it adjoins the listed retained bank entrance and therefore in the interest of ensuring that the unit is brought back into commercial use quickly, listed building consent is sought for the proposed works.

The works are detailed on the plans prepared by Stuart Consultancy and Chapman Ventilation as submitted with the application. The key proposals are described below.

Externally, the proposal seeks the installation of a new shopfront within the existing stone shopfront. The replacement shopfront will be made of timber with beaded stallrisers below folding windows. This approach will be across all three sections of the shopfront with the central part including two windows flanked by a single door. The fenestration layout and design has been carefully considered to sit comfortably with the fenestration of the upper floors.

Internally, the unit will be fit for a restaurant use with a small lobby area created behind the entrance door, various customer seating, a pizzeria and back of house kitchen staff and customer facilities. The unit will be fitted to a high standard.

At roof level, plant will be located within a plant area (as approved in 2020). The plant proposed includes the pizza flue and 2 no. ac condensers. In addition to this, the supply air intake and general extract fan will exit to the rear of the building at ground floor level through the existing metal louvers.

It is confirmed again that there are no alterations proposed to no. 35 and no. 37 (which forms the Grade II listed building) as part of the application proposals.

A schedule of works is provided as part of the application submission.

## **Planning Policy**

The Manchester Local Plan comprises of the Core Strategy (2012), Proposals Map (2012), Extant Unitary Development Plan (UDP) (1995, saved 2012), Greater Manchester Joint Waste DPD (2012) and Greater Manchester Joint Minerals DPD (2013). The National Planning Policy Framework (NPPF) (2019), and the Planning (Listed Building and Conservation Areas) Act 1990 and other SPGs are also of relevance to the application.

The Manchester Proposals Map designates the site as within the City Centre Primary Shopping Area, City Centre and St. Ann's Square Conservation Area. The site is also a Grade II Listed Building.

### **i) National Planning Policy Framework (NPPF, 2021)**

The NPPF sets out the Government's planning policies and requires that a presumption be given in favour of sustainable development, which includes building a strong competitive economy, supporting vibrant communities, and contribution to the enhancement of the natural built and historic environment.

The document emphasises the presumption in favour of sustainable development; Section 12 discusses the importance of achieving well designed places whereby a high standard of amenity should be maintained. Section 16 requires proposals affecting heritage assets to describe the significance of any heritage assets affected in a manner proportionate to their importance.

ii) Core Strategy (adopted 2012)

**Policy SP1** confirms that the regional centre, in which the application site is located, is the focus for economic and commercial development, retail, leisure and cultural activity.

**Policy EC1** seeks to support the City's economic growth. Similarly, Policy EC3 confirms that commercial development will be encouraged in the regional centre.

**Policy CC9** relates to design and heritage. Development should preserve or enhance heritage assets and ensure complementary function and form. The proposed fit-out of the unit is considered to be complementary to the function and form of the building and wider area.

**Policy C10** requires leisure and evening economy developments to:

- not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance; and
- support both the day-time and evening/night-time economies.

**Policy EN1** sets out that all development in Manchester should have regard to the strategic character area in which the development is located. This policy requires development within the city centre to consider the City's heritage and enhance the existing street scene.

**Policy EN3** includes the policies for heritage assets. Development should preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

iii) Extant UDP (adopted 1995, saved 2012)

**Policy DC10.1** mirrors policy C10 of the Core Strategy. Food and drink uses should not have an impact on the surrounding amenities, and access should be ensured for all.

**Policy DC18.1** relates to conservation areas. Development should pay regard to the existing character of the conservation area and seek to preserve or enhance the setting.

**Policy DC19.1** sets out that development to listed buildings should not have an adverse impact on the special architectural or historic interest in the building.

**Policy DC26.1** requires noise generating development to be sited in appropriate locations and limit the impact on noise to the surrounding area.

**Policy DC26.5** demonstrates that high levels of noise insulation may be required in new developments.

iv) St. Ann's Square Conservation Area

The Manchester City Council website includes background information on each conservation area within the city. The section for St. Ann's Square Conservation Area also provides advice on the Council's approach to

improvement and enhancement. St. Ann's Square was the first conservation area to be designated by Manchester City Council, on 29 July 1970. It comprises an important part of the city centre around St. Ann's Square, extending as far south as John Dalton Street.

The online information states that:

*“King Street in particular has the rich variety that comes with renewal and repair of individual properties over a long period. Most have narrow frontages, so if one is replaced the street still manages to retain its character. John Dalton Street, however, has been subject to more radical redevelopment, and although Victorian frontages remain, few of the buildings have the narrow frontage which characterises other parts of the city centre.”*

In terms of improvement and enhancements, the available information confirms that (inter alia):

- It is important that the narrow-fronted character of the older buildings is retained in any new development. This will ensure a vertical rhythm in the 'street wall' when viewed in perspective.
- The height, scale, colour, form, massing and materials of new buildings should relate to the existing high-quality buildings, and also complement their character.
- Although there is great variety in the building materials used in St. Ann's Square, such as stone, brick and stucco, it is stone which predominates.

## **Planning and Heritage Assessment**

The application site lies within the St. Ann's Square Conservation Area and is a Grade II listed building. These are the heritage assets necessary to assess the impact of the proposals on. This alongside any amenity considerations are assessed in turn below.

### **i) Significance of Designated Assets**

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Local Planning Authority to “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,” when considering whether to grant planning permission.

Section 7 of the Act requires the approval of works affecting statutorily listed heritage assets (through Listed Building Consent) where they would affect its character as a building of special architectural or historic interest. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty for Local Planning Authorities, in respect to any buildings or other land in conservation areas.

Historic England has designated no. 31 and 37 as Grade II listed. The Historic England describes the building as follows:

*“Range of shops and attached railings, formerly town house, later converted and extended to form bank premises. 1736, converted to bank c.1788, extended late C19, and remodelled late C20. C18 work in red brick laid to Flemish bond, with sandstone dressings and a hipped, slated roof with side wall chimneys. C19 work in ashlar sandstone, and late C20 additions in steel and glass. PLAN: double depth centre block of five bays, flanked by two-storeyed replacements for the former flanking wings. To the right of the right hand replacement wing, a single storeyed flat-roofed porch, now overbuilt by late C20 development. FRONT (south) ELEVATION: the centre block is symmetrical, with stone basement and moulded eaves cornice with blocking course;*

*segmental headed basement windows with triple keystones, and basement area protected by railings on a stone plinth. Central doorway, approached by flight of three steps with pedimented architrave, panelled door and plain over light. Glazing bar sash windows to all floors, those to the upper floor smaller than those below, all with moulded architraves and triple keystones. Ground floor windows have raised cills. Late C20 wings to either side are substantially glass fronted with slender metal posts and broad metal fascia which aligns with the cornice of the attached porch to the right. This projects beyond the earlier building line, with pilasters supporting a frieze and a rusticated semi-circular arch below a deep cornice supported on console brackets. The frieze bears the lettering 'BANK'.*

*INTERIOR: completely remodelled to form shop units, but with compartments respecting the spatial arrangement of the former plan. Original fixtures retained in entrance hall and to front window openings, including doors, plasterwork and window shutters.*

*HISTORY: the house was built for a Dr Peter Waring, and was used as banking premises from c.1788. Much internal remodelling took place in several major phases, the most recent in the 1990s. A substantial and finely detailed early C18 town house, which despite internal remodelling retains much early fabric, and which continues to make a major contribution to the richly-varied street scape of central Manchester."*

The extent of the 1993 alterations to the principal, Georgian listed building (35-37 King Street) required an amendment to its statutory list-description. Consequently, the original, 25 February 1952, list description was updated on 06 June 1994 to reflect the completion of the comprehensive remodelling of the former bank (works which created the extent site at 37-43 King Street). Despite the demolition of the late-C19th bank lobby (previously located behind the retained entrance arch) and the separation of the two sites, the 06 June 1994 list description continued to include the pilasters, frieze and rusticated semi-circular arch (which comprise the retained bank entrance) in the statutory listing. The 06 June 1994 listing of 35-37 King Street was reviewed again and subject to a 'minor-amendment' on 08 January 2018 but continues to include the flat roof porch overbuilt by 20<sup>th</sup> Century development.

The Stephen Levrant Heritage Architecture Ltd Heritage Assessment submitted with approved consent refs: 125675/FO/2019 and 125736/LO/2019 provides the Statement of Significance of the buildings. This concludes that as per the Historic England Conservation Principles, Policies and Guidance document (2008) the significance of 37-43 King Street is as follows:

*"vi) Evidential Value. This is essentially a test of the potential of the place to yield primary evidence about past human activity. The existing building has been determined to be of no evidential value, as it was built in 1993. The evidential value of the site is thus considered to be of no heritage significance.*

*vii) Historical value. This issue relates to the ways in which the present can be connected through a place to past people, events and aspects of life. As described above, 37-43 King Street was built in 1993, but retains a component of the late-C19th development of its Georgian neighbour. The comprehensive nature of its re-development means that the site's origins are lost or obscured. It remains a minor contributor to the development of the St. Ann's Square Conservation Area.*

*viii) The history of the site is thus one of constant evolution, typical of this area of the city. It is not considered to be particularly remarkable in the context of Manchester's*

*economic growth. Nor did it have a major influence on the architectural or social development of the City. The building is not associated with any notable persons or events which have influenced the character of this part of the city, or the St. Ann's Square Conservation Area. Consequently, 37-43 King Street is considered to be of low historical value as a component of the city's historic environment.*

*viii) Aesthetic value. This value focuses on the ways in which people derive sensory and intellectual stimulation from a place or building. It relies substantially on the authenticity of the surviving design features, as well as the coherence of the design concept. The site was comprehensively rebuilt in 1993 to a particular design-aesthetic, but is a modest example of the post-modern architectural-style. The design of the building is deemed to be a constrained attempt to provide some contemporary architectural interest to the designated conservation area. The building is a relatively anonymous and modest contributor to the King Street streetscape.*

*ix) The building is not an example of the work of a nationally regarded designer, rather it is minor work by a local practice (Buttress, Fuller & Alsop Architects) with its architectural expression constrained by its context. The interior of the building is functional and of no architectural or historical interest. Therefore, the existing building is considered to be of low aesthetic heritage value as a whole, although the façade retains some (compromised) significance as a streetscape contributor.*

*x) Communal value. This relates to the meanings of a particular place for the people who relate to it, and whose collective experience or memory it holds. Despite the long associations of the site with commercial uses, the building does not embody any notable association. Nor has it contributed to the social and economic development of Manchester city centre. Thus, the existing building is considered to be of no communal heritage value.*

*xi) Consequently, the cumulative value of 37-43 King Street is of low heritage significance. Therefore, the objective of the design-development is to ensure that the proposed alterations both complement the design form of the extant building, while avoiding any compromise to the character of St. Ann's Square Conservation Area or adjacent listed buildings."*

The St. Ann's Conservation Area has historic and architectural significance, however the modern application unit is considered to make very limited contribution towards this.

The application site is also located within the vicinity of St. Ann's Church (Grade I) and Number 54 and Chop House Public House Thomas's Chop House (Grade II) and 62 King Street (Grade II).

Prior to assessing the proposals, it is again important to confirm that the application proposals only relate to a 1993 commercial unit at ground floor level, with no alterations proposed to the retained bank entrance.

## ii) Design and Heritage Impact Assessment

Prior to the submission of this application an initial conversation was had with Manchester City Council Planning Officer, James Hughes, to discuss if listed building consent was required. The response received on 17 September 2021 confirmed that Mr Hughes discussed the site with the Councils conservation team and that it was a complicated matter and likely needed reassessing by Historic England to confirm. It was advised that in the interests of moving things forward listed building consent should be sort for the works. Mr Hughes

also provided undated comments from the council's heritage team which we understand are from approximately 2 years ago. The comments state specifically in relation to nos. 39-43:

***"Nos. 39 to 43 (odd) King Street***

***1. If memory serves me correctly the building now on this site was erected during the early 1990's. Until recently it had a branch of 'Boots' on the ground floor which is now occupied by 'Google'.***

***2. Prior to this development the site was occupied by a Grade II listed building. Presumably this listed building was demolished prior to (and/or as a result of) the 1990's redevelopment and was de-listed on 22nd February 1995.....***

***1990's development at Nos. 39 to 43 King Street***

***1. It appears that this doorway is no longer functionally related to the listed building (as was previously the case) but now serves the new building at Nos. 35 and 37 King Street.***

***2. The original threshold step seen on the photographs of 1974 has been removed and the internal floor is now level with the external footway suggesting any original floor structure has been removed. Indeed, looking through the inner glazed entrance doors, it would seem that the built form behind the historic doorway elevation dates from the 1990's development - it appears as an entirely new hallway with lifts and stairs rather than any space that could be considered contemporaneous with the entrance feature or wider listed building. Without further information it is not possible to confirm how much - if any - of the listed building remains behind this King Street doorway feature.***

***3. It would seem - but would need to be confirmed - that any LBC required for this new development was due to works required to the listed building to accommodate the new development but that there was to be no functional relationship between the listed building and the new building other than in respect of this feature doorway.***

***4. The planning applications relating to the new development may confirm these points."***

On this basis, it is understood that the site itself is modern. This is further supported by the photographs of the unit (submitted with the application) which show a modern interior and a modern glazed shopfront. Based on this, the interior and exterior openings of the ground floor commercial unit do not contribute to the buildings special interest and represent an opportunity for refurbishment.

When reviewing the current proposals, they should be viewed in the context of the above statements. It is not considered that a detailed assessment of these changes are required.

Generally, all finishes will be of a high standard and quality. As such, it is considered that the overall intention to replace modern fixtures, finishes and partitions in order to suit Franco Manca's requirements should be considered acceptable. There will be no adverse impact in respect of the alterations to the interior of the unit. The proposal seeks to install a timber and glass shopfront. The use of traditional material will complement the surrounding stone shopfront. Indeed, as mentioned, the shopfront has paid respect to the architectural; form of the host building mirroring the fenestration layout apparent on upper floors. The replacement shopfront should be seen as an upgrade to the general appearance of the building when compared to the current modern glazing.

The proposed plant is located within previously approved plant locations or within rear alterations. These are largely utilitarian areas of the building with other similar element already in this location. The final areas are discreet with very limited public views from the adjacent listed building or conservation area. Indeed, this should be considered acceptable.

In this regard, it is considered that the design proposals are suitably sensitive to the listed building and its wider conservation area setting. It is considered that the application proposals aid in enhancing the existing retail character and function of the area. Overall, it is considered that the application proposals are acceptable in design and heritage terms.

### iii) Amenity Considerations

The proposed plant locations are as previously approved and to the rear ground floor level. They are located away from any residential properties.

In approving the roof plant location in 2020, the Council applied a condition that “Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.” A verification report post installation was required to confirm this. It is proposed that the same approach is taken to this application with similar conditions applied.

As such, it is considered that there will be no impact on the surrounding amenity in line with relevant Manchester City policies C10, Policy DC10.1 and DC26.1.

## **Design and Access Statement**

This Design and Access Statement is prepared in accordance with guidance set out within the NPPG (Online, 2017) and is proportionate to the complexity and nature of the application, which is very minor.

### i) Use

The site is within Class E use and will be operated as a restaurant by the ingoing tenant, Franco Manca.

### ii) Scale and Amount

This proposal will not alter the scale of the building or the amount of development on site. Indeed, it is limited to internal fit out for the new tenant and a new shopfront.

Additionally, in order to facilitate the restaurant use, necessary restaurant plant will need to be placed internally and externally at roof level (within an approved plant location) and to the rear of the site.

### iii) Appearance and Layout

The appearance and layout of the shopfront have been carefully considered to ensure uniformity with the upper floors of the host building and surrounding shopfronts, and a design that is true to the building. Indeed, the openable shopfront will be made of timber which fits comfortably with the traditional stonework surrounding the building.

The restaurant layout and plant have been determined by the applicants needs as well as to ensure functionality of the premises. The customer facing areas are to the front of the unit to provide an active frontage along King Street. The back of house areas are deeper within the unit and the plant at rear and roof top level.

The works include general making good and redecorating of the interior/ exterior and changes to the wall, ceiling and floor finishes.

i) Access and Landscaping

No landscaping is proposed as part of this application. Access to the restaurant will remain as existing via King Street. Access to the plant will be taken through the building.

**Conclusions**

This application seeks listed building consent and planning permission for the internal fitout of the restaurant as well as the necessary installation plant at roof level. The proposal also seeks a replacement shopfront to the building.

As mentioned, the application proposals relate to the modern ground floor unit at nos. 39-43 only which are not considered to form part of the statutory listing at nos. 35- 37. However, listed building consent has been sought for completeness following discussion with Manchester City Council officer, James Hughes.

Overall, it is considered that the proposals comply with the relevant national and local planning and heritage planning policies identified above. The letter has effectively demonstrated that there would be no adverse impact on the surrounding conservation area or listed building at no. 35 -37 King Street. The external alterations sought (to the shopfront and plant) are sensitive, well designed and considered to ensure this. Moreover, the interior of the unit is of modern build and features- the interior will be fit out to a high standard. The proposals also ensure no adverse impact on surrounding amenity given the city centre location and mitigation included within the scheme. The proposals simply ensure that the building can be upgraded and refreshed to suit the applicant's requirements whilst positively reflecting the heritage significance of the building.

Of a further benefit to the city, the proposals ensure that the unit remains in viable economic use by a reputable restaurant operator contributing to the designated commercial location.

We therefore trust that the enclosed information is sufficient to enable a positive determination of the application and we look forward to receiving confirmation that the application has been validated. In the meantime, should you require any further information or would like to discuss these matters further, please do not hesitate to contact me.

Yours faithfully,



KATE MATTHEWS  
Director

Enc.