

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143424/LO/2025

Date registered valid: 11 August 2025

Proposal: Listed Building Consent for internal and external works including new entrance door to St Ann's Place elevation, internal redecoration and installation of new external non-illuminated hanging sign and non-illuminated fascia sign.

Address: Rear Part Ground First Second And Third Floors, 33 King Street, Manchester, M2 6AA

Ward(s): Deansgate Ward

Applicant: Mr Laz Tyrekidis Aristocracy London Ltd

Agent (if any): Mr Andreas Skourtis Andreas Skourtis - Performing Architectures

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18/09/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 15 August 2025 Expired: 6 September 2025

Neighbour notifications

Printed: 15 August 2025 Expired: 6 September 2025

Site notice

Posted: 19 August 2025 Expired: 10 September 2025

Press advert

Published: 19 August 2025 Expired: 10 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed four storey commercial Victorian property present at 33 King Street. The application property is completed in red brick with sandstone dressings and window surrounds. Its first floor to King Street features an ornate moulding and projecting window. At ground floor, both to King Street and St Anns Passage, two modern shopfronts feature. The application site is in active use as commercial retail (Class E(b)), with its upper floors lying vacant.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area comprises that of Manchester City Centre and the heart of the St Anns Square Conservation Area. In light of the area's status as a conservation area, neighbouring development is typically small scale, at three to five storeys, and is mixed Victorian and Edwardian stock, with some modern properties also present, as well as that of the Grade I listed Georgian St Anns Church. Other neighbouring listed buildings and structures comprise of the Grade II listed Old Exchange, 35 and 37 King Street, Thomas's Chop House, Winters Buildings and listed monument and graves by St Anns Church. Neighbouring uses are largely comprised of commercial class E shop, café and restaurant uses, with some residential development present within the upper floors of neighbouring properties (Class C3).

Description of development

The application seeks listed building consent for internal and external alterations to provide a Class E(a) use and the installation of 1no non-illuminated fascia sign and 1no non-illuminated hanging sign.

Externally, the proposal would see the painting of the property's modern shopfront and internal roller shutters to St Anns Passage in navy blue.

Internally, the proposal would see the introduction of new floor and wall finishes at first and third floor, with new wall finishes proposed at ground and second floor also proposed. New partitions would then be introduced at ground, first and second floor to create a shopfront window display and staff areas. A new door would also be inserted at ground floor, set back from the property's shopfront.

The proposed fascia sign would consist of hand painted lettering in gold leaf. The proposed hanging sign would then be placed on the property's timber fascia, would be completed in timber and hand painted lettering. The sign would feature a height of 400mm, a depth of 600mm and a width of 30mm.

Planning History

A high number of planning applications are on record for the application site, the most relevant of which are shown below:

143478/AO/2025 - Installation of 1no non-illuminated fascia sign and 1no non-illuminated hanging sign – Application pending consideration.

106121/LO/2014/C1 - Internal alterations, painting shopfront and installation of signage – Approved September 2014.

106120/FO/2014/C1 - Change of use from Class A1 to flexible use as either Class A1 or sui generis use (including Class A1 shop, Class A1/A3 coffee shop and Class D2 event space) – Approved September 214.

106119/AO/2014/C1 - Internally illuminated projecting sign – Approved September 2014.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Policy

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-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 EC1 – Employment and Economic Growth in Manchester
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC14 – Shop Fronts and Related Signs
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – 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.

Issues

Impact upon Heritage Asset

The application site is a Grade II listed Victoria property that has been in extended use as a commercial retail property (Class E(a)). The Ground floor of the application is sub-divided into two separate commercial units, the first unit being limited to the ground floor and fronting out onto King Street, and the second being accessed from St Anns Passage that spans across the ground, first, second and third floors. The second commercial unit has been vacant for an extended period of time, having last been in use in 2022. It is considered that the vacant unit detracts from the appearance of the local street scene and significance of the property. Internally, the property features non-original timber floor finishes and modern glazed partitions.

Externally, the proposals would see the painting of the shopfront, roller shutters, and installation of new fascia and hanging signage. The proposed alterations are considered to constitute relatively minor works that would affect non-original fabric, having a neutral impact on the significance of the listed building.

Internally, the proposal would see the insertion of a new recessed front entrance door, new floor and wall finishes, and new partitions at ground, first and second floor. The proposed new doorway would replace a non-original unit and is thus considered to have a neutral impact on the significance of the development subject to a planning condition that would control its finish and any proposed front porch repair works. The insertion of new wall and floor finishes would affect stud partition walls and non-original timber flooring. All existing partitions and floors would be retained with new finishes simply applied over them. In light of this, it is considered the works would have a neutral impact on the significance of the listed building. It is noted that some limited partition works are proposed which will slightly distort the historic layout of the building, encountering a very low level of substantial harm.

The reoccupation of the unit is considered would provide some public benefit, assisting in giving St Anns Passage more of an active frontage, as well as securing the long term occupation of the listed building.

Conclusion

In light of the site's long term vacancy and subject to appropriate planning condition, the proposal, on balance, is considered to have a very low level of less than substantial harm on the significance of the listed building, however, this harm would be outweighed by the public benefits of the proposal. The proposal would therefore meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC1, EC3, CC1, CC2, CC4, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC14, DC18 and DC19, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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 policies 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.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions to be attached to decision for approval

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- o Location Plan (Planning Portal Reference PP-14137184v1; Received 11/07/2025)
- o Developed Design - 1c - Ground Floor Plan - Proposed
- o Developed Design - 1c - First Floor Plan - Proposed
- o Developed Design - 1c - Second Floor Plan - Proposed

- o Developed Design - 1c - Third Floor Plan - Proposed
- o Developed Design - 1c - Rear Façade (Main Entrance) - Existing and Proposed (Received 18/09/2025)
- o Developed Design - 1b - Ground Floor, Elevation A - Proposed
- o Developed Design - 1b - Ground Floor, Elevation B - Proposed
- o Developed Design - 1b - First Floor, Elevation A - Proposed
- o Developed Design - 1b - First Floor Elevation B - Proposed
- o Developed Design - 1b - First Floor, Elevation C - Proposed (Received 17/09/2025)
- o Developed Design - 1c - Second Floor, Elevation D - Proposed (Received 17/09/2025)
- o Developed Design - 1c - Second Floor Elevation E - Proposed (Received 17/09/2025)
- o Developed Design - 1c - Third Floor, Elevation F - Proposed (Received 17/09/2025)
- o Developed Design - 1c - Third Floor, Elevation G - Proposed (Received 17/09/2025)

All stamped as received by the City Council as Local Planning Authority on 11/08/2025, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of any works listed below, exact details regarding their design, material finish and any necessary specification and methodology, shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) New recessed front door to St Anns Passage
- b) Porch repair works

The development shall then proceed in accordance with the approved details.

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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Advertiing Right BTinlink Outside 48, King Street, Manchester, M2 4LG
Third Floor, 39 South King Street, Manchester, M2 6DE
Second Floor, 39 South King Street, Manchester, M2 6DE
First Floor, 39 South King Street, Manchester, M2 6DE
35 South King Street, Manchester, M2 6DE
35 King Street, Manchester, M2 7AT
1 - 3 St Ann's Passage, Manchester, M2 6AB
31 King Street, Manchester, M2 6AA
5 - 7 St Ann's Passage, Manchester, M2 6AB
52 King Street, Manchester, M2 4LY
St Anns Church, St Ann Street, Manchester, M2 7LF
Basement To First Floor, 33 King Street, Manchester, M2 6AA
39 South King Street, Manchester, M2 6DE
33 King Street, Manchester, M2 6AA
Ground Floor And First Floor, 1 - 3 St Ann's Passage, Manchester, M2 6AB
Basement, 1 - 3 St Ann's Passage, Manchester, M2 6AB
50 King Street, Manchester, M2 4LY
48 King Street, Manchester, M2 4LG
46 King Street, Manchester, M2 4LG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL