

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143140/LO/2025

Date registered valid: 26 June 2025

Proposal: Listed Building Consent for replacement shopfront and signage, and internal alterations including commercial unit fitout.

Address: 17 King Street, Manchester, M2 6AW

Ward(s): Deansgate Ward

Applicant: Miss Hannah Galloway Gpstudio

Agent (if any): Miss Hannah Galloway Gpstudio

Case officer: Sam Elliott
Tel: 0161 219 2856
Email: sam.elliott@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **18/08/2025**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 07/08/2025

Standard consultations:

Printed: 9 July 2025 Expired: 30 July 2025

Neighbour notifications

Printed: 9 July 2025 Expired: 30 July 2025

Site notice

Posted: 10 July 2025 Expired: 31 July 2025

Press advert

Published: 15 July 2025 Expired: 5 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Number 17 King Street forms part of a group of grade II listed properties 13-17 King Street designed by Maxwell and Tuke dating from 1902. The building is designed in a mock-Tudor style with black and white timber decorative cladding over a modern construction. In addition to its distinct architectural design, it is also prominent by virtue of its siting at the junction of King Street and Police Street. The building was custom built for Goodall & Co who were cabinet makers and upholsterers, it included the rebuilding of 13 and 15 and the re-fronting of 17 King Street to create the appearance of a 'whole' building from the street front. The retail unit on the ground floor was subsequently occupied by Jaeger circa 1950s and then number 17 divided into a separate unit in the late 1980s.

There have been a series of alterations and changes over the lifetime of the building group including to the entrance, the staircase, the windows and the external shop front. In 2016 (ref 113607/LO/2016) Boodles occupied numbers 13-15 and carried out significant refurbishment of the exterior and interior. In 2010 (ref 091820/FO/2009/C1) the existing shopfront to no17. was approved.

The interior and shopfront have been altered, with only some original ceiling beams and cornicing remaining on the ground floor of 17. The internal staircase to the basement appears to date from the 1950s and is of timber construction with infilled side panels. The basement lacks ornamentation and has modern finishes to walls and floors. Two steel columns in the space appear to be later structural interventions.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The site is positioned along King Street, a pedestrianised and predominantly commercial thoroughfare within the City. It also falls within the St Anne's Conservation Area and makes a positive contribution to the character of the area. Within its vicinity are the Grade II listed nos. 19, 28, 33, 35, 37, 48, 54 and 56 King Street, the Warehouse Shop and Old Exchange. Shopfronts along King Street are a mixture of modern and traditional.

Description of development

The applicant seeks listed building consent for a replacement shopfront, signage, and internal alterations associated with a commercial unit fitout. The proposed works are intended to re-integrate the unit at number 17 with numbers 13-15 King Street, by reinstating an internal opening at ground floor.

The existing glazed shopfront with a central entrance would be replaced with glazing above a timber stall riser and matching joinery profiles to Boodles and would curve into the proposed recessed fire escape door at the easternmost end of the shopfront, featuring a modern black metal fire door with a tiled threshold to match that of Boodles.

1 no. fascia sign sited on the southern elevation facing King Street is also proposed. The sign would comprise individual lettering, having a height of 250mm, a width of 2.2m a depth of 28mm. It would have a halo-illumination with illuminance levels of 300 cd/m² comprised of anodised aluminium text with a brass finish to match that of the adjacent 'Boodles' signage.

At the ground floor, internal works include creation of a portal entrance between nos.13-15 and no.17, a metal framework ceiling with a matching moulding to that of Boodles, new partition walls to the rear of the unit and a second to mask the staircase and a woven metal security screen set back c900mm behind the shopfront glazing.

The c1950s staircase would be widened and replaced to provide access to open up to the basement for customer use. Within the basement, new partition walls would be installed towards the rear encasing the two non-original structural steel columns.

This application is being considered in conjunction with 143139/FO/2025: Installation of replacement shopfront. and 143132/AO/2025: Installation of 1no. halo luminated fascia sign.

Planning History

091820/FO/2009/C1: Installation of new shop front. Approved 11.05.2010.

091821/LO/2009/C1: LISTED BUILDING CONSENT Internal refurbishment, new shop front and signage. Approved 11.05.2010.

091824/AO/2009/C1: Halo illuminated individual letter fascia sign. Approved 11.05.2010.

113608/AO/2016: The installation of individual lettered fascia signs. Approved 20.10.2016.

122049/AO/2018: 1no Fascia sign applied to existing external facade of retail unit. Approved 20.03.2019.

122157/LO/2018: Listed Building Consent to paint exterior facade Dark Slate Colour and installation of 1no. individual letter fascia sign. Approved 20.03.2019.

Consultations & Notification Responses

Publicity:

The application was advertised in the local press as affecting a listed building and the character of a conservation area. A site notice was displayed adjacent to the site and occupiers of neighbouring buildings were notified about the proposals. No representations have been received.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC9 – Design and Heritage
- CC10 – A Place for Everyone
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC14 – Shop Fronts and Related Signs
- DC18 – Conservation Areas
- DC19 – Listed Buildings

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Sections 16, 66 & 72

Shopfront and Signage Design Guide

Issues

Impact upon Heritage Assets

The existing shopfront is not original and hence of limited significance. The proposed style matching with numbers 13-15 King Street is considered to be in keeping with previous historic precedents as well as aligning with the architectural style of the building. The proposed shopfront would feature its same timber stall riser and matching joinery profiles extended along the façade, with a similar curved glazing replacing the existing entrance. The new fire door would be recessed with the same depth to match the entrance at Boodles, and would feature a matching a tiled threshold with level access. While the door would feature two glazed panels within a metal frame, the mullions would line through with the adjacent entrance and the frame and joinery would be finished in a matching black lacquer colour. The side pilasters would also feature a matching leaf mould detail.

The proposed signage would be at fascia level and consists of individually mounted letters. The signage would be sensitively designed and well-integrated into the building's elevation, being of high-quality design and materiality, and appropriate in its proportions and position. As such, the

fascia sign is considered to respect the architectural form of the building, not to dominate its appearance nor appear overly prominent. It is therefore compliant with UDP Policy 14.5 and in line with guidance contained within the Council's Shopfront and Signage Design Guide.

The design is also in-keeping with the surrounding area and not considered to negatively impact the setting of the St Anns Conservation Area. On this basis, the proposal is considered to comply with saved UDP Policy DC18.1a as it relates to the preservation and enhancement of Conservation Areas by virtue of (i) the relationship of new structure to neighbouring buildings and spaces. Given this, the proposal is also considered to make a positive impact on the setting of the St Anns Conservation Area and the settings of the Grade II listed buildings along King Street, meeting the statutory test to preserve as put forward under Sections 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposed signage materials would be of a quality appropriate to the status of the building and its overall design is considered to be sympathetic to its listed status. It moreover forms part of a cohesive design strategy across the building group, with any resulting harm being negligible. On this basis, the proposal is considered to have a neutral impact on the significance of the listed asset without having an adverse effect on its architectural and historic character, thereby complying with saved UDP Policy DC19c.

In light of this, the proposed external alterations to the shopfront would have a positive impact on the heritage asset's appearance enhancing its significance whilst enhancing the St Anne's Conservation Area and the settings of the Grade II listed building along King Street.

With regards to internal works, the interior has little remaining historic fabric. A previous opening linking the ground floors of number 17 with 13-15 is evident within the unit and reinstating this is thereby supported. Partitions at the ground floor and basement are considered to be minor alterations which would have a neutral impact on the significance of the heritage asset, particularly when viewed in context of the proposal's benefits in integrating with nos. 13-15 and opening up the basement. In the event of an approval, it is recommended to include a pre-commencement condition requiring submission of final details of finishes.

The existing horizontal beams and simple cornices have some significance and would be concealed within the decorative ceiling, resulting in some minor harm. However, harm would be mitigated as they would be retained in situ, allowing them to be revealed in future and enabling services and lighting to be inserted in the newly created void for a cleaner ceiling finish. The harm to significance would be low and would be offset by a positive visual enhancement in providing a matching decorative ceiling in keeping with Boodles.

It is acknowledged that subject to design the proposed security screen behind the glazing may obscure the historic active frontage. To mitigate potential harm, it is recommended that a pre-commencement condition is attached requiring final details to ensure that its design delivers some level of transparency and views of activity at street level from within the unit.

The loss of staircase would be harmful, however given that the existing staircase is likely from c1950s and the harm is considered to be at the lower level of overall harm. Subject to its design, the harm from the loss of the staircase and the obscurement of beams and cornices would be outweighed by the heritage benefits of combining the two units to reflect historic precedent, opening up of the basement to the public and proposed improvements to the space and shopfront.

Conclusion

In consideration of the above and subject to conditions, the overall harm is considered to be less than substantial and the proposed works allow the building to be put to viable use. The less than substantial harms resulting from the works and signage are at a level where the public benefits of reintegrating the unit with nos.13-15 and opening up the basement outweigh the harm. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would also meet the requirements set out in sections 12 and 16 of the NPPF; Sections 66(1) and 72(1) of the Listed Buildings and Conservation Areas Act 1990; Policies SP1, CC9, CC10, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14, DC18 and DC19; and Places for Everyone Policies JP-P1 and JP-P2.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. Listed Building Consent Time Limit

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. Approved Drawings

The development hereby approved shall be carried out in accordance with the location plan received 06/06/2025, and the following drawings received 14/08/2025:

101LBC
102LBC
103LBC
104LBC
105LBC
106LBC
108LBC
111LBC
112LBC
113LBC
114LBC
115LBC
116LBC
117LBC
202LBC
203LBC
206LBC
210LBC
211LBC
212LBC
213LBC
214LBC
215LBC
216LBC

As well as the plans and documents received 15/08/2025:

204LBC
I.CD.BOOMAN.2.3D.14 REV A
[Staircase Finishes] received 15/08/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies SP1, EN1, EN3, CC9 and DM 1 and saved Unitary Development Plan policies DC14, DC18 and DC19.

3. Detail of Internal Finishes.

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the commercial fitout, details of the internal finishes including to the floors at ground floor, flooring at basement level, elevations, staircase ceiling, the thoroughfare between nos.13-15 and no. 17 and any making good shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4. Detail of Security Screen.

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the security screen, details of the design, materiality and transparency of the security screen as well as a cross section through the screen shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

THMG Manchester Clinic, Part Second Floor, 13 Police Street, Manchester, M2 7LQ
Fourth Floor, 13 Police Street, Manchester, M2 7LQ
Second Floor, 13 Police Street, Manchester, M2 7LQ
First Floor, 13 Police Street, Manchester, M2 7LQ
Second Floor Rear, 28 King Street, Manchester, M2 6AY
SUTTON & ROBERTSON, 1A King Street, Manchester, M2 6AW
Basement And Ground Floor, 28 King Street, Manchester, M2 6AY
First Floor, 26 King Street, Manchester, M2 6AY
26 King Street, Manchester, M2 6AY
22 King Street, Manchester, M2 6AG
WATT UTILITIES LIMITED, Fifth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP
Ground Floor Unit 1, St Anns House, St Ann's Place, Manchester, M2 7LP
Sub Basement, St Anns House, St Ann's Place, Manchester, M2 7LP
Suite 5, 13 Police Street, Manchester, M2 7WA
Third Floor, 13 Police Street, Manchester, M2 7LQ
Third And Fourth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP
Ground Floor Unit 5, St Anns House, St Ann's Place, Manchester, M2 7LP
Basement, 1 King Street, Manchester, M2 6AW
Fourth Floor, 1 King Street, Manchester, M2 6AW
Third Floor, 1 King Street, Manchester, M2 6AW
EDWARDS & COMPANY (PROPERTY) LTD, Second Floor And Third Floor, 26 King Street, Manchester, M2 6AY
24 - 26 King Street, Manchester, M2 6AY
JIGSAW, 19 King Street, Manchester, M2 6AW
87 Deansgate, Manchester, M3 2BW
13 Police Street, Manchester, M2 7WA
BOODLE AND DUNTHORNE LTD, Ground Floor And Basement Floor, 1 King Street, Manchester, M2 6AW
Fifth Floor, 1 King Street, Manchester, M2 6AW
Suite 4, 13 Police Street, Manchester, M2 7WA
First Floor Rear, 28 King Street, Manchester, M2 6AY
4 St Anns House, St Ann's Place, Manchester, M2 7LP
3 St Anns House, St Ann's Place, Manchester, M2 7LP
Unit 2, St Anns House, St Ann's Place, Manchester, M2 7LP
16 - 18 King Street, Manchester, M2 6AG
13 - 15 King Street, Manchester, M2 6AW
93 Deansgate, Manchester, M3 2BW
11 Police Street, Manchester, M2 7LQ

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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL

