

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143139/FO/2025
Date registered valid: 26 June 2025
Proposal: Installation of replacement shopfront.
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: Full Application Consent

Development type: Minor Other

Date of site visit: 07/08/2025

Standard consultations:

Printed: 8 July 2025 Expired: 29 July 2025

Neighbour notifications

Printed: 8 July 2025 Expired: 29 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 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.

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 planning permission for the installation of a replacement shopfront.

In conjunction with a listed building consent application to re-integrate the units of number 17 with numbers 13-15 King Street, the existing shopfront at number 17 would be altered to match Boodles at Number 13-15. In so doing, the existing glazed shopfront with a central entrance would be replaced with glazing above a timber stall riser and matching joinery profiles to Boodles. This would extend for 4.7m before curving to 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.

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.

113606/FO/2016: Elevational alterations to include the installation of a new door and associated plant and equipment. Approved 20.10.2016.

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 as affecting a listed building and a conservation area in the local press and a site notice was displayed adjacent to the site. Occupiers of neighbouring properties were also notified. No representations have been received.

Highways:

No objection.

Environmental Health:

No objections.

Policy Context

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity, heritage assets, accessibility, and highways safety.

The following policies are considered relevant to this application:

Places for Everyone

- JP-P1 – Sustainable Places
- JP-P2 – Heritage
- JP-Strat2 – City Centre

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
- DC26 – Development and Noise

NPPF

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

Listed Buildings and Conservation Areas Act 1990

- Sections 66 & 72

Shopfront and Signage Design Guide

Issues

Principle of Development

The application would see the alteration of an existing shopfront unit that would allow the vacant unit at no.17 to become occupied with an additional Class E commercial use through the sensitive reintegration of the shopfront with that of the adjacent 13-15 King Street. It is considered the visual integration of the shopfront design would allow for the provision of an additional commercial premises that would assist in the ongoing regeneration of Manchester City Centre in accordance with Core Strategy Policies SP1, CC9, EN1 and DM1, while also according with Core Strategy Policies SP1, EN1, EN3, CC9, and DM1; Places for Everyone Policy JP-P2; and saved UDP Policies DC14, DC18 and DC19 as they relate to visual amenity and heritage.

Visual Amenity

The proposal would see the continuation of the building group's architectural features and design, with the proposed shopfront featuring the same timber stall riser and matching joinery profiles extended along the façade, with a similar curved glazing replacing the existing entrance. Where there would be a new fire door, it would be recessed with the same depth to match the entrance at Boodles, as well as featuring a matching a tiled threshold. While the door would feature two glazed panels within a metal frame and lack the decorative element as found above the adjacent unit's entrance, the mullions would line through with the adjacent entrance and the frame and joinery would moreover be finished in a matching black lacquer colour. The side pilasters would also feature a matching leaf mould detail. In this regard, it is considered to be in keeping with the general character of the building and adjoining shopfronts, complying with saved UDP Policy 14.1 and following guidance contained within the Council's Shopfront and Signage Design Guide.

Therefore, subject to appropriate condition, the proposal is considered to be acceptable and in accordance with Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Impact on 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 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 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.

As such, the proposal is in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved UDP Policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2, JP-P1 and JP-P2, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.

Accessibility

Entrance to the unit at no.17 would be from nos.13-15, achieved through internal works between Boodles and the vacant unit (assessed under application 143140/LO/2025). With respect to the proposed fire door, it would feature level access ensuring that those that require accessible exit from the premises would be able to leave the premises without difficulty. As such, this element of the proposal is considered to accord with Core Strategy Policies SP1, CC10 and DM1, saved UDP Policy 14.2 and the National Planning Policy Framework.

Highway Safety

King Street is pedestrianised with a 24-hour prohibition to driving except for loading and unloading. Highways requested clarification whether any part of the new shopfront encroaches onto the adopted highway. As per the submitted drawing 204B (received 15/08/2025), the development is to take place entirely within the red line boundary with no highways implications.

Detail requested by Highways in relation to any proposed construction or fit-out arrangements is not considered necessary due to the scope of the works. No basement excavations are proposed adjacent to the highway, and it is not considered necessary to attach an informative relating to this. Informatives are recommended relating to licenses and event and traffic management.

Residential Amenity

Environmental Health have requested a Construction Management Plan to protect nearby residents. This is not considered necessary due to the scope of the works and the proposal is considered acceptable with regard to Core Strategy Policies DM1 and SP1, saved UDP policy DC26 and the National Planning Policy Framework.

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 based on seeking solutions to problems arising in relation to dealing with the application.

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

Standard 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 91 of the Town and Country Planning Act 1990.

Specified Plans

The development hereby approved shall be carried out in accordance with the following drawings received 06/06/2025:

Location Plan

101

102

104

211

212

As well as the amended drawings received 08/08/2025:

203B

206B

And the amended drawing 204B received 15/08/2025.

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.

Specified Materials

The proposed materials shall be carried out in accordance with the approved plans and documents.

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

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