

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143572/LO/2025

Date registered valid: 28 July 2025

Proposal: Listed Building Consent for installation of replacement external air conditioning units and new associated housing unit, with internal cabling in building.

Address: 48 King Street, Manchester, M2 4LG

Ward(s): Deansgate Ward

Applicant: Belstaff International Ltd

Agent (if any): Mr David Tye Paul Butler Associates Ltd

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

Recommendation: Approve

Date of recommendation: 17/09/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 01 May 2025

Standard consultations:

Printed: 1 August 2025 Expired: 22 August 2025

Neighbour notifications

Printed: 1 August 2025 Expired: 22 August 2025

Site notice

Posted: 14 August 2025 Expired: 5 September 2025

Press advert

Published: 5 August 2025 Expired: 27 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to the Grade II Listed Building at 48 King Street. The building was constructed in c.1870 on a narrow rectangular plot in red brick with sandstone dressing.

The building's significance derives in part from its architectural style. It is largely intact above ground floor, with original neo-Gothic carving, elegant cast iron balconies and tall sash windows. At the ground floor, there are ornately carved pilasters with brackets supporting moulded cornice, and stylised columns and spandrel panels to rear are of particular interest, with modern infill to the centre. The shop front onto King Street however is contemporary.

Significant historic fabric within the internal lightwell consists of an elevation of glazed brickwork, typical of the period in which the building was constructed, laid in English Garden Wall bond, with grey headers and white stretchers. There are also original cast iron vents and one over one sash windows facing the lightwell.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The Listed Building, along with a number of other listed buildings and non-designated heritage assets in the vicinity, is constituent of the St Anns Square Conservation Area setting and it makes a positive contribution in NPPF-terms. Other listed buildings within the immediate setting include the Grade II-listed Old Exchange, 33 King Street, 35 King Street and 54-56 King Street.

Surrounding uses include bars, restaurants, hotels, residential accommodation, offices and law courts.

Description of development

Listed Building Consent for the installation of 4 no. external air conditioning units stacked in pairs with a single associated enclosure, with internal cabling through to the main building.

The AC units and closure would be sited on the lightwell decking approved in applications 142606/LO/2025 and 142605/FO/2025.

Each AC unit would have an 890mm height, a 900mm width and a 320mm depth. Given the stacking of each pair of units, the acoustic enclosure would have a height of 2500mm, a 2500mm width and a 1470mm depth. The enclosure would be comprised of prefabricated galvanised steel channels, angles and trims. Any gaps in the enclosure would be filled with a non-hardening mastic sealant.

There would be a cable tray for electrical cabling, which would enter the building below cill level. Refrigerant pipework is to drop through the roof at existing locations. Internally, redundant cables would be removed and any new cabling pipework would utilise existing concealment where possible.

The application is running in conjunction with full planning permission application 143571/FO/2025: Proposed installation of replacement air handling plant and associated infrastructure including internal and external works.

Planning History

142606/LO/2025: Listed building consent for the installation of new roof deck to lightwell with new roof covering to new flat roof deck and associated works.

142605/FO/2025: Installation of new roof deck to lightwell with new roof covering to new flat roof deck and associated works.

Consultations & Notification Responses

Publicity:

Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received due to this publicity.

Policy Context

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
- CC2 – Retail
- CC9 – Design and Heritage

- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- 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

- Section 16

Issues

Impact upon the Heritage Asset

It is acknowledged that scale of the enclosure and stacked design would occupy a significant amount of the floorplate within the lightwell, resulting in some harm via the substantial infilling of the original building's void space, as well as reduced capacity to appreciate the lightwell's historic fabric.

It is however noted that the applicant has explored options for placement and design of the units within the lightwell. Of the options explored, the proposed single enclosure represents an optimal technical solution as it would take up less of the floorplate, allows for sufficient acoustic mitigation and a sufficient clearing distance for maintenance and air flow both behind and in front. The location of the units within a lightwell already restricts air flow to some degree, and it is acknowledged that smaller clearance distances would reduce their efficiency.

Additionally, unlike the AC units previously observed on site 01/05/2025, the proposed AC units and enclosure would not require fixings to any historic fabric within the lightwell with a lesser direct impact to historic fabric. It is also noted that the sash windows with view to the lightwell are obscure glazed at their bottom panels, with views into the lightwell limited at present.

Furthermore, the design and access statement states that the enclosure would be white to match the lightwell's elevations to reduce its obtrusiveness. In the event of any approval, it is recommended to include pre-commencement conditions for details of the RAL colour to ensure harm is reduced in this manner.

On the basis of the above and on balance, it is considered that this element of the proposal would result in a low level of less than substantial harm to the listed building.

Associated works however would have a negligible impact subject to condition. Cables and pipework are to be accommodated in in two discrete cable trays, would not be mounted to the lightwell's significant historic fabric and surfaces, and would utilise existing penetrations where possible to the lightwell elevations. In order to mitigate harm, it is recommended in the event of an approval to include a pre-commencement condition for drawings detailing the interaction with the existing decking, reused perforations, any new perforations, and any works making good to be required within the lightwell.

Internally, the proposed plant connects to existing ductwork leading to existing cassettes at first floor level, and any new ductwork required would be located in a void above contemporary

ceiling finishes with negligible harm. Some existing cabling would be removed and existing concealment would be used, though with the addition of new cabling and trunking this benefit would be negligible. In order to mitigate harm, it is recommended in the event of an approval to include a pre-commencement condition for drawings detailing the extent, colour and materiality of any new concealment, as well as any making good to the existing plaster.

Assessment of Harm

In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, air conditioning will be provided for retail staff and customers within the unit and facilitate the retention of a viable use within the building. Additionally, with an acoustic enclosure there will be an improved level of noise mitigation over the unenclosed AC units observed on site 01/05/2025. The proposal is therefore considered to be in line with Core Strategy Policies SP1 and CC2 in this regard.

The applicant has submitted a noise impact assessment showing that there will be suitable mitigation within the enclosure to meet noise criteria. The applicant has also confirmed that the new plant will not operate during the night time (23:00 to 07:00) and will be set by electronic timer not to operate during these hours. As part of the recommendation for associated application 143571/FO/2025 a verification report is recommended to ensure compliance Core Strategy Policies SP1, DM1 and saved UDP Policy DC26 and secure this public benefit.

In order to assure harms are sufficiently mitigated, pre-commencement conditions as outlined in the section above are recommended in the event of an approval.

In view of the above and subject to conditions, the less than substantial harms resulting from the works are at a level where the public benefits of supporting an existing viable use and acoustic insulation outweigh the harm.

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 retain a viable use as well as provide a greater degree of acoustic insulation. The less than substantial harms resulting from the works are at a level where the public benefits of supporting an existing viable use and acoustic insulation 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; Places for Everyone Policies JP-P1, JP-P2 and JP-Strat2; Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; and saved UDP policies DC18 and DC19.

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

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 and Documents

The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 28/07/2025:

23069-S100

2533/M10 Revision: P1

Noise Impact Assessment Report

Specification of Components for Modular Acoustic Enclosures for Toshiba External Condensers

Toshiba Air Conditioning – RAV-GM Data Sheet

Correspondence dated April 17, 2025

Lithomex Stone Restoration and Repair Mortar

and the following dated 18/09/2025:

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to PfE Policies JP-P1, JP-P2 and JP-Strat2; Core Strategy policies SP1, CC2, CC9, EN1, EN3, and DM1; saved UDP policy DC19; Sections 12 and 16 of the NPPF; and Section 16 of the Listed Buildings and Conservation Areas Act 1990

3. Details of Lightwell Finishes

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the AC units, drawings detailing the interface between the AC units, the roof decking and reused and new perforations into the lightwell for cabling and pipework, as well as any works 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 PfE Policies JP-P1, JP-P2 and JP-Strat2, policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4. Details of Enclosure Colour

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the acoustic enclosure, the RAL colour 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.

5. Details of Internal Concealment

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the AC units and enclosure, drawings detailing the extent, colour and materiality of any associated internal concealment, removal of existing cables and trunking, as well as any works 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.

6. Brickwork and Stonework Repair

The brickwork and stonework repairs shall be carried out in accordance with the submitted correspondence dated April 17, 2025 and the document Lithomex Stone Restoration and Repair Mortar received 28/07/2025 subject to a sample of the proposed brickwork and mortar being signed off on site and submitted for approval in writing by the City Council, as Local Planning Authority prior to commencement of these works.

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

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
31 King Street, Manchester, M2 6AA
39 South King Street, Manchester, M2 6DE
50 King Street, Manchester, M2 4LY
46 King Street, Manchester, M2 4LG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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 (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL