

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143826/LO/2025
Date registered valid: 27 August 2025
Proposal: Listed Building Consent for the replacement of door handles
Address: 1 - 5 St Anns Square, Manchester, M2 7EF
Ward(s): Deansgate Ward

Applicant: Mr Richard Gillis URBN UK Ltd
Agent (if any): Mr Richard Stooke apt Design Ltd
Case officer: Sam Elliott
Tel: 0161 219 2856
Email: sam.elliott@manchester.gov.uk

Recommendation: 02/10/2025
Date of recommendation: Approve

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 24 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 September 2025

Expired: 24 September 2025

Site notice

Posted: 10 September 2025

Expired: 01 October 2025

Press advert

Published: 9 September 2025

Expired: 30 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

1-5 St Anns Square belongs to the Grade II listed Royal Exchange, a large rectangular former trading hall penetrated by east-west arcade at ground floor and enclosing a central atrium at first floor. The building's significance derives from its classical architectural style, featuring two attic storeys in a mansard roof, a Baroque turret and domes at corners, channelled rusticated piers, massive entablature and modillioned cornice and balustraded parapet.

The unit subject to this application is a ground floor commercial unit fronting St Ann's square, with some significance deriving from its sharing of an elevation with the internal arcade. The external facades of the ground floor shopfront are modern alterations with glazing to provide views into the units.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The site is positioned where Exchange Street joins St Anns Square. The route is a pedestrianised and predominantly commercial thoroughfare linking St Anns Square to Market Street. 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. 16, 18 and 20, 22 St Ann's Square, Mansfield Chambers, Boer War Memorial, and the Cobdens Statue, as well as the Grade II* listed no.25 St Ann Street.

Description of development

The applicant seeks listed building consent for replacement door handles to the modern glazed entrance.

There would be 2 no. external oak pull handles with a height of 1900mm, a 32mm diameter and a 50mm clearance to the face of the glazed door. They would be fixed via a black painted steel bracket comprising 52mm x 41mm diameter holder on an 18mm black painted cranked arm. The handle would be secured into the holder with 2no. countersunk grub screws, and fixings are to use existing door holes and be secured back-to-back with concealed steel spigot and countersunk grub screws.

Consultations & Notification Responses

Notification:

Occupiers of neighbouring buildings were notified of the proposal via notification letters. No representations have been received.

Advertisement:

The application was advertised by site notice and in the local press as affecting a listed building and the character of a conservation area. No representations have been received.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

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

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

- Sections 16

Shopfront and Signage Design Guide

The Royal Exchange, Manchester Shopfront & Signage Design Strategy

Issues

Impact upon the Heritage Asset

The proposed works are entirely limited to the modern glazed doors and would have no impact on any of the listed building's historic fabric.

The door handles would maintain similar dimensions and utilise the existing fixings, maintaining a degree of uniformity along the shopfronts. The glazed entrances to units around the Royal Exchange have been altered to similarly minor degrees, with door handles being comprised variously of stainless steel and brass. The proposal materiality is of a quality sufficiently appropriate to the building's listed status.

The proposed door handles would appear as a minor material alteration to an already modern element of the unit, therefore being in keeping with the building's existing architectural features. They are not considered to appear overly prominently such that they would dominate the listed building group.

In consideration of the above, the proposed door handles are considered to result in negligible harm to the significance of the listed building.

Assessment of Harm

As outlined above, the proposal would have a neutral impact on the listed building's significance, and it is not considered necessary to weigh the proposal's impact against its public benefits as per Section 16 of the NPPF.

Conclusion

In consideration of the above and subject to conditions, the proposed works are considered to not have an unacceptable adverse effect on the listed asset's architectural and historic character. 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 Places for Everyone Policies JP-P1, JP-P2 and JP-Strat2; Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC18 and DC19; and sections 12 and 16 of the NPPF as they relate to the preservation and enhancement of heritage assets.

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 27/08/2025:

[Location Plan]

PL320

Design, Access and Heritage Statement

As well as the correspondence dated 29/09/2025 detailing materials.

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 policies DC18 and DC19; Sections 12 and 16 of the NPPF; and Section 16 of the Listed Buildings and Conservation Areas Act 1990

3. Materials

The materials and finishes to be used in the entrance alterations hereby permitted shall match those as specified in the correspondence dated 29/09/2025.

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.

Appendix 1 – List of consultees & neighbours notified

15 Royal Exchange Arcade, Manchester, M2 7EA
16 - 18 Royal Exchange Arcade, Manchester, M2 7EA
11 Royal Exchange Arcade, Manchester, M2 7EA
20 Royal Exchange Arcade, Manchester, M2 7EA
9 Royal Exchange Arcade, Manchester, M2 7EA
5 Royal Exchange Arcade, Manchester, M2 7EA
7 Royal Exchange Arcade, Manchester, M2 7EA
31 Royal Exchange Arcade, Manchester, M2 7EA
12 Royal Exchange Arcade, Manchester, M2 7EA
10 Royal Exchange Arcade, Manchester, M2 7EA
8 Royal Exchange Arcade, Manchester, M2 7EA
6 Royal Exchange Arcade, Manchester, M2 7EA
4 Royal Exchange Arcade, Manchester, M2 7EA
3 Royal Exchange Arcade, Manchester, M2 7EA
HSBC, 2 - 4 St Ann's Square, Manchester, M2 7HD
14 Royal Exchange Arcade, Manchester, M2 7EA
19 Royal Exchange Arcade, Manchester, M2 7EA
1 Royal Exchange Arcade, Manchester, M2 7EA

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) -
Area Team Boundary - Name: CENTRAL