

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143858/LO/2025

Date registered valid: 29 August 2025

Proposal: Listed building consent for painting of existing shopfront and retention of external signage

Address: 65 Princess Street, Manchester, M2 4EG

Ward(s): Deansgate Ward

Applicant: Mr Mark West JML Developments Ltd

Agent (if any): Mr Paul Domville PHD Design

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

Recommendation: Approve

Date of recommendation: 03/10/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 September 2025

Expired: 24 September 2025

Site notice

Posted: 8 September 2025

Expired: 29 September 2025

Posted: 8 September 2025
Expired: 29 September 2025

Press advert

Published: 9 September 2025

Expired: 30 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the three storey terrace property at 65 Princess Street that forms part of the Grade II listed row of former Georgian town houses from 65-71 Princess Street. The application property is completed in red brick and features non-original timber windows. Its ground floor features a contemporary shopfront at ground floor, completed in slate tiles. The property features a two storey outrigger extension and enclosed rear yard. The first and second floor of the site lies in an office use, with its ground floor last being in use as a recruitment office. The application site benefits from a live planning permission for the site's change of use from Class E to a drinking establishment (Sui Generis), approved under permission 142073/FO/2025.

Listed building: Grade II

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The application site lies in the heart of the City Centre, being located just off of St Peters Square and lying opposite the Grade I listed Town Hall. The site sits within the Upper King Street (Extension) Conservation Area and opposite the Albert Square Conservation Area. An active tramline runs past the site along Princess Street. The neighbouring roads of Cooper Street and Kennedy Street are one-way roads. Neighbouring built development is varied, with the application site forming part of a small grouping of Georgian buildings that includes the City Arms and Vine Inn to the north of the site along Kennedy Street. Other neighbouring development consists of Victorian properties, including Manchester Town Hall, as well as contemporary properties to the

north, east, south and west. Neighbouring uses are largely commercial, with multiple properties lying in use as drinking establishments, as well as light retail and offices (Class E).

Description of development

The application seeks listed building consent for the retention of an illuminated fascia sign and the painting of the property's non-original shopfront.

The fascia sign features a solid aluminium backing board with a width of 5460mm and a height of 1050mm. Internally illuminated acrylic lettering then feature, with a height of 350mm and a width of 2200mm. All illuminated aspects are to be lit to 300cd/m².

The existing non-original slate tiles, coloured green, would be painted dark grey.

Planning History

143614/AO/2025 - Installation of 1no. illuminated fascia sign – Application pending consideration.

142074/LO/2025 - Listed Building Consent for internal and external works to facilitate change of use of the ground floor and basement from vacant office space (Class E) into bar (sui generis), including new access door – Approved May 2025.

142073/FO/2025 - Change of use of the ground floor and basement from vacant office space (Class E) into new whiskey bar (sui generis) and associated elevational alterations, including new access door – Approved May 2025.

126004/LO/2020 - LISTED BUILDING CONSENT for internal and external alterations in relation to change of use and rear extension of building to form new 8-bed hotel together with demolition of toilet block to rear and external alterations to front and rear to include replacement windows, creation of external seating area and lightwell within rear yard, erection of high level screening along boundary between Nos. 65 and 67 Princess Street at rear to mask existing plant and formation of new stepped entrance to front, and associated works – Application Approved May 2020.

126003/FO/2020 - Change of use and rear extension of building to form new 8-bed hotel (Use Class C1) together with demolition of toilet block to rear and external alterations to front and rear to include replacement windows, creation of external seating area and lightwell within rear yard, erection of high level screening along boundary between Nos. 65 and 67 Princess Street at rear to mask existing plant and formation of new stepped entrance to front, and associated works – Application Approved May 2020.

136977/LO/2023 - Alterations of room divisions at the first and second floors and minor internal alterations to provide up to date toilet and kitchen facilities and remedial and repair work – Approved November 2023.

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

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 CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character 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

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Shopfront Design Guide (2024)

National Planning Practice Guidance (NPPG)

Planning (Listed Building 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 former Georgian Town House, since converted into offices and a ground floor commercial unit. The ground floor has a contemporary shopfront that detracts from the significance of the listed building, which also shows signs of age and wear, further adding to the

harm it causes to the heritage asset. The application site is subject to a live planning permission for the creation of a drinking establishment at basement and ground floor level.

The fascia sign in question is already in situ on site. The fascia sign is confined to a recessed signage zone above the property's shopfront, thus ensuring it does not cause an awkward protrusion. Signage of a similar vein has been on site previously. The proposed painting would affect a non-original element of the property that shows visible signs of wear and discolouration. The proposed colour is considered to be unassuming and will not appear garish when compared to the material palette of the rest of the application site. In line with the above, it is considered the proposed development is acceptable in this instance and is considered to have a neutral impact on the significance of the listed building.

Heritage Assessment and Conclusion

In light of the history of the application site, the works affecting non-original material, and the proposed signage works being reversible, it is considered that the implementation of the proposal would have a neutral impact on the significance of the listed building. 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 of the Places for Everyone Plan, Policies SP1, EC1, EC3, CC1, CC2, CC9, EN1, EN3 and DM1 of the Core Strategy, Saved Unitary Development Plan Policies DC14, DC18 and DC19, the National Planning Policy Framework, and the Planning (Listed Buildings 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:

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 202502 / OS1: Location Plan
- o 202502 / OS2: Block / Site Plan
- o 202502 / Sign1 Revision A: Proposed Front Elevation & Cross Section Showing New Signage Details (Received 19/09/2025)

Stamped as received by the City Council as Local Planning Authority on 31/07/2025, 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) The painting of the shopfront slate tiles shall be completed in RAL 7016, as shown on drawing no. 202502 / Sign1 Revision A. No other painting of the property's external façade is hereby approved and will require a separate application for listed building consent.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Tesco Express, 55 Princess Street, Manchester, M2 4EW
City Arms, 48 Kennedy Street, Manchester, M2 4BQ
Sixth Floor, 55 Princess Street, Manchester, M2 4EW
Fifth Floor, 55 Princess Street, Manchester, M2 4EW
Fourth Floor, 55 Princess Street, Manchester, M2 4EW
Third Floor, 55 Princess Street, Manchester, M2 4EW
Second Floor, 55 Princess Street, Manchester, M2 4EW
First Floor, 55 Princess Street, Manchester, M2 4EW
Ground Floor, 55 Princess Street, Manchester, M2 4EW
63 Princess Street, Manchester, M2 4EQ
Flat At, City Arms, 48 Kennedy Street, Manchester, M2 4BQ
First Floor, 57 Princess Street, Manchester, M2 4EQ
Second Floor, 57 Princess Street, Manchester, M2 4EQ
Third Floor, 57 Princess Street, Manchester, M2 4EQ
Fourth Floor, 57 Princess Street, Manchester, M2 4EQ
Basement And Ground Floor, 65 Princess Street, Manchester, M2 4EG
55 Princess Street, Manchester, M2 4EW
Town Hall, Albert Square, Manchester, M2 5DB
City Council Engineers And Surveyors, Albert Square, Manchester, M2 5HD
57 Princess Street, Manchester, M2 4EQ
57 - 63 Princess Street, Manchester, M2 4EG
42 - 44 Kennedy Street, Manchester, M2 4BQ
The Waterhouse, 67 - 71 Princess Street, Manchester, M2 4EG
Vine Inn, 46 Kennedy Street, Manchester, M2 4BQ

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 - Albert Square Conservation Area 1972
Conservation Area - Upper King Street (Extension) Conservation Area 1985
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