

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143571/FO/2025		
Date registered valid:	28 July 2025		
Proposal:	Proposed installation of replacement air handling plant and associated infrastructure including internal and external works.		
Address:	48 King Street, Manchester, M2 4LG		
Ward(s):	Deansgate		Ward
Applicant:	Fao Company Secretary 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: Full Application Consent

Development type: Minor Retail

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

The application relates to a Grade II Listed Building located at 48 King Street. The building was constructed in c.1870 on a narrow rectangular plot for use as a shop. Its significant historic fabric consists of its red brick construction with sandstone dressing, being 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 is contemporary.

The internal lightwell features 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 original cast iron vents and one-over-one sash windows facing the lightwell.

Applications 142605/FO/2025 and 142606/LO/2025 permitted the installation of a new roof deck to the lightwell. In order to achieve its installation, these applications permitted the removal of former AC units affixed to the lightwell elevation to facilitate the works.

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

Planning permission is sought for the installation of 4 no. external air conditioning units stacked in pairs with a single associated enclosure.

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.

The application is running in conjunction with full planning permission application 143572/LO/2025: Listed Building Consent for installation of replacement external air conditioning units and new associated housing unit, with internal cabling in building.

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.

Environmental Health:

No objection.

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
- 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

Issues

Principle of Development

The application would see the installation of stacked air conditioning units in a single associated enclosure. While there would be a low level of less than substantial harm arising from the substantial infilling of the original building's void space, as well as reduced capacity to appreciate the lightwell's historic fabric, the proposal would facilitate the continuation of an existing viable retail use as well as provide additional acoustic insulation. It is considered the public benefits arising from the proposal's adherence in these regards with Core Strategy Policies SP1, CC2, DM1 and saved UDP Policy DC26 would outweigh the identified harms. The proposal therefore complies with Places for Everyone Policies JP-P1, JP-P2 and JP-Strat2; Core Strategy Policies SP1, EN1, EN3, CC9, and DM1; and saved UDP Policy DC19 as they relate to the impact on a listed building.

The proposal is otherwise acceptable with respect to broader amenity and visual amenity considerations including the impact on the Conservation Area and settings of listed buildings in the vicinity. As such it is in accordance with the above policies as well as saved UDP Policy DC18.

Impact on the Listed Building

As detailed in the corresponding report for application 143572/LO/2025, the proposal would result in a low level of less than substantial harm via the substantial infilling of the original building's void space, as well as reduced capacity to appreciate the lightwell's historic fabric. Conditions are recommended for any approval of 143572/LO/2025 to mitigate the extent of the identified 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 retail use within the building. The proposal is therefore considered to be in line with Core Strategy Policies SP1 and CC2 in this regard.

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. Subject to condition to assure the proposal is acceptable with respect to Core Strategy Policies SP1, DM1 and saved UDP Policy DC26, in the event of an approval it is recommended that a verification report is conditioned to ensure this public benefit.

In consideration 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. On this basis, the proposal is considered to comply with Places for Everyone Plan Policies JPStrat2, JP-P1 and JP-P2, policies SP1, CC9, EN1, EN3 and DM1, saved UDP Policy DC19, and to meet the statutory test to preserve as required by Section 66(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Noise

Further to the above assessment of public benefit, the applicant has submitted a noise impact assessment of the performance of the selected enclosure. Environmental Health comments confirm there will be suitable acoustic insulation to meet daytime criteria. With the applicant's confirmation 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, the proposal is considered to comply with Core Strategy Policies SP1, DM1 and saved UDP Policy DC26 as they relate to noise disamenity. As noted above, in the event of an approval it is recommended that a verification report is conditioned to ensure the public benefit of acoustic insulation.

Visual Amenity and Impact on other Heritage Assets

Given the proposal's siting within the building's internal lightwell, it is not considered that there would be any detrimental visual impact on the street scene of either King Street or South King Street, the setting of the St Anns Conservation Area or that of any listed buildings in the vicinity. On this basis, the proposal is considered to comply with Places for Everyone Plan Policies JP-Strat2, JP-P1 and JP-P2, policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved UDP Policies DC18.1a and DC19.1 as they relate to the preservation and enhancement of Conservation Areas and Listed Buildings, as well as meeting the statutory test to preserve as put forward under Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

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

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 91 of the Town and Country Planning Act 1990.

2.

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:

Heritage, Design & Access Statement Rev 1

2533/M09 Revision: P2

Correspondence

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, DC19 and DC26; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

3.

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 - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to PfE Policies JP-P1, JP-P2 and JP-Strat2; Core Strategy policies SP1, CC9, EN1, EN3, and DM1; saved UDP policies DC18 and DC19; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

4.

- a) The AC units hereby approved shall be selected and/or acoustically treated in accordance with the following documents received by Manchester City Council as the Local Planning Authority on 28/07/2025:

Noise Impact Assessment Report

Specification of Components for Modular Acoustic Enclosures for Toshiba External Condensers

Toshiba Air Conditioning – RAV-GM Data Sheet

Correspondence dated 18/09/2025

The scheme shall be implemented in full before the use of the AC units hereby approved commences.

- b) Prior to the operation of AC units hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the works undertaken conform to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

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