

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143119/LO/2025		
Date registered valid:	15 July 2025		
Proposal:	Listed Building Consent for internal works for the refurbishment of the ground floor reception and lobby areas.		
Address:	82 King Street, Manchester, M2 4PJ		
Ward(s):	Deansgate		Ward
Applicant:	Claudia Seigel Priory Manchester Limited		
Agent (if any):	Mr Dominic Horridge OBI Property Limited		
Case officer:	Sam		Elliott
	Tel: 0161	219	2856
	Email: sam.elliott@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	08/09/2025		

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 28 July 2025

Standard consultations:

Printed: 24 July 2025 Expired: 14 August 2025

Neighbour notifications

Printed: 24 July 2025 Expired: 14 August 2025

Site notice

Posted: 25 July 2025 Expired: 15 August 2025

Press advert

Published: 29 July 2025 Expired: 19 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

82 King Street is Grade I listed, being one of only a handful in Manchester of this highest grade and significance. Its significance derives from its association with C. R. Cockerell, the Bank of England's architect noted for his Classical Greek architectural designs, being the earliest and most expansive of Cockerell's other commissions for the Bank of England, including the Liverpool and Bristol branches. The internal spatial character of the banking hall has survived, contributed to by the barrel-vaulted tunnelled ceiling which runs centrally through the floorplan, the Tuscan columns which penetrate the space, original pilasters and plasterwork detailing.

At some point in the 20th century, the front King Street elevation was altered from its original design to create a new entrance to what was the then Trustee Savings Bank. The interior of the former bank of England was altered in the 1990s with its current modern fit out, including modern floor finishes, plasterboard walls and entrance vestibule to function as a grand entrance space to the offices attached at the rear. The finish to surfaces is a neutral white colour and the 1990's furniture and fit out is in natural timber with timber entrance surround, central desk and feature accent walls.

Listed building: Grade I

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The site is positioned towards the western end of King Street, featuring a mix of commercial and office uses. It also falls within the Upper King Street Conservation Area and makes a positive contribution to the character of the area. Within its vicinity are the Grade II listed nos. 84 and 86

King Street, the Former Lloyds Bank, 1 Booth Street, the Prudential Assurance Office and Ship Canal House.

Description of development

The applicant seeks listed building consent for internal works for the refurbishment of the ground floor reception and lobby areas.

Internal works consist of a new entrance vestibule to the non-original King Street entrance, new internal glazed doors, framing and signage to the Pall Mall entrance, replacement surrounds to the existing internal storefronts, speed gates to the lobby-office threshold, and new joinery, panelling, paintwork, tiling, planters, matting and lighting across the floorplan.

Consultations & Notification Responses

Historic England:

No objection.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC9 – Design and Heritage
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- 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

The relocation of the lounge and reception area are not by virtue of their siting considered to significantly impact the grand impression of the entrance area or obscure building's original usage as a banking hall.

The existing King Street entrance and vestibule are not original and hence of limited significance. Where the existing vestibule would be replaced, the proposed Crittall style bronze framing with reeded glass is of a high quality and the increased width is not considered to affect the spatial character of the banking hall.

It is similarly considered non-harmful to the building's significant features where this style and materiality is replicated for the Pall Mall entrance, with the internal automatic doors additionally featuring bronze handles and the non-original 'striped' elements of the elevations replaced with inlaid and flush bronze wrap-around signage plates.

The internal storefront structures are also non-original, and their replacement surrounds are high-quality, comprising of an American walnut timber with reeded glass box signs. This would match the joinery across the lobby, which also shares bronze and reeded glass detailing in keeping with the overall interior design of the scheme. Joinery fixings would be either concealed into a baseplate in the non-original floor or utilise existing fixings to internal elevations (as per correspondence from the agent dated 19/08/2025), mitigating any harm. Any visible markings or fixings following the removal of existing units will be made good.

The speed gates and works to the lift area would share a visual relationship with the original banking hall space despite being sited beyond the boundary of the building's original floorplan. Given their high-quality design and matching materiality, they are considered to have no harmful impact on the appreciation of the space.

Where floor finishes are proposed to the existing reception desk's location, the new lounge and reception areas, they would be limited to the area of the existing inset carpet/existing reception desk to mitigate any harm to the original floor beneath.

The non-original water features are to be removed and replaced with planters with no impact to the building's significance. Non-original suspended lighting is similarly to be replaced with neutral impact.

The design and access statement indicates that walls are to be painted in warm white/taupe finish and drawing 250009-3DR-ZZ-00-DR-I-35000 P01 confirms ceilings are to be repainted to match the existing detailing. Subject to final details, this is not considered to be harmful to the building's ceilings and spatial character from which its significance derives.

In consideration of the above, it is recommended in the event of an approval to include pre-commencement conditions requiring submission of final details of materials and finishes to mitigate harm and ensure their quality is as specified, including the timber finishes, tiled inset flooring, flooring to the existing reception desk area, paintwork to the ceilings and elevations and any making good.

Conclusion

In consideration of the above and subject to conditions, the works are considered to have a neutral impact on the significance of the heritage asset and allow the building to retain a viable use. The design and materiality would be high-quality with no impact to the appreciation of the building's general spaciousness, nor be to the detriment of the grand ceilings or columns which comprise its significant historic fabric.

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; Policies SP1, CC9, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; and Places for Everyone Policy JP-P2.

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

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.

The development hereby approved shall be carried out in accordance with the location plan received 04/06/2025, the following drawings received 04/08/2025:

24_035-X-MEP-G501-PL-00-001-T01 [Domestic Water Services],

24_035-X-MEP-G520-PL-00-001-T01 [Mechanical Services],

24_035-X-MEP-G530-PL-00-001-T01 [HVAC],

24_035-X-MEP-G531-PL-00-001-T01 [Small Power, Data and Containment],

24_035-X-MEP-G540-PL-00-001-T01 [Electrical Services and Lighting],

24_035-X-MEP-G581-PL-00-001-T01 [Public Health Services]

24_035-X-MEP-G590-PL-00-001-T01 [Coordinated Services Enabling Works]

250009-3DR-ZZ-00-DR-I-22000 P01

250009-3DR-ZZ-00-DR-I-22100 P01

250009-3DR-ZZ-00-DR-I-22101 P01

250009-3DR-ZZ-XX-DR-I-22200 P01

250009-3DR-ZZ-00-DR-I-35000 P01

250009-3DR-ZZ-00-DR-I-40101 P01

250009-3DR-ZZ-00-DR-I-40103 P01

250009-3DR-ZZ-00-DR-I-42000 P01

250009-3DR-ZZ-00-DR-I-43600 P01

250009-3DR-ZZ-00-DR-I-66100 P01

250009-3DR-ZZ-XX-DR-I-66101 P01

250009-3DR-ZZ-00-DR-I-70600 P01

250009-3DR-ZZ-00-DR-I-70601 P01

250009-3DR-ZZ-00-DR-I-70602 P01

250009-3DR-ZZ-00-DR-I-70603 P01

250009-3DR-ZZ-00-DR-I-70604 P01

250009-3DR-ZZ-00-DR-I-70605 P01

250009-3DR-ZZ-00-DR-I-70606 P01

250009-3DR-ZZ-00-DR-I-70607 P01

250009-3DR-ZZ-00-DR-I-70608 P01

250009-3DR-ZZ-00-DR-I-70609 P01

The following drawings received 18/06/2025:

250009-3DR-ZZ-XX-DR-I-20200 P01

250009-3DR-ZZ-XX-DR-I-20201 P01

Amended drawings and documents received 28/08/2025:

250009-3DR-ZZ-00-DR-I-10001 P02

250009-3DR-ZZ-00-DR-I-20000 P03

250009-3DR-ZZ-00-DR-I-40102 P03

250009-3DR-ZZ-00-DR-I-43000 P02

250009-3DR-ZZ-00-DR-I-61000 P02

250009-3DR-ZZ-00-DR-I-70000 P03

250009-3DR-XX-XX-RP-A-08700 P05 [Design and Access Statement].

And the Heritage Statement received 08/09/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies SP1, EN3, CC9 and DM1 and saved Unitary Development Plan Policy DC19.

3. Notwithstanding the details as set out in condition 2 above, prior to the removal or careful demolition of the vestibules, joinery and flooring, a detailed method statement shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved method statement shall be implemented as part of the development.

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.

4. Notwithstanding the details as set out in condition 2 above, prior to the commencement of works to the floor, full and final details of all finishes shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

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. Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of any new joinery, full and final details of all joinery works and any making good shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

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. Notwithstanding the details as set out in condition 2 above, prior to the commencement of any paintwork of the internal walls and elevation, full and final details of any paint specification including the RAL colour(s) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

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
Historic England (North West)

Fifth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
16 Tib Lane, Manchester, M2 4JB
Second Floor, 76 King Street, Manchester, M2 4NH
Ground Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Flat 12, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 14, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 24, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
33A Cross Street, Manchester, M2 1NL
Fifth Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 17, 55 King Street, Manchester, M2 4LQ
THE EMERSON GROUP, Basement 3 Storage 11, 55 King Street, Manchester, M2 4LQ
Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Ground Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Sports Direct Fitness, Unit 7 To 8, 55 King Street, Manchester, M2 4LQ
Sixth Floor, 82 King Street, Manchester, M2 4WQ
AXA INSURANCE UK PLC, Fifth Floor, 82 King Street, Manchester, M2 4WQ
Eighth Floor, 82 King Street, Manchester, M2 4WQ
First Floor, 55 King Street, Manchester, M2 4LQ
Unit 6A, 55 King Street, Manchester, M2 4LQ
The Town Hall Tavern, Tib Lane, Manchester, M2 4JA
Fourth Floor, 76 King Street, Manchester, M2 4NH
Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Ground Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
The Mall Advanced Dental Care, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Fourth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Flat 43, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
86 King Street, Manchester, M2 4WQ
Sixth Floor, 55 King Street, Manchester, M2 4LQ
Third Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
ZEUS CAPITAL LIMITED, Thirteenth Floor, 82 King Street, Manchester, M2 4WQ
Basement 3 Storage 9, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suites 6 To 9, 55 King Street, Manchester, M2 4LQ
Unit 3, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 8, 55 King Street, Manchester, M2 4LQ
Third Floor, 67 King Street, Manchester, M2 4PD
29 Bow Lane, Manchester, M2 4FW
18 Tib Lane, Manchester, M2 4JB
Third Floor, 76 King Street, Manchester, M2 4NH
Clarence House, 2 Clarence Street, Manchester, M2 4DW
Second Floor, 82 King Street, Manchester, M2 4WQ
Eleventh Floor, 82 King Street, Manchester, M2 4WQ
84 King Street, Manchester, M2 4WQ
Basement 3 Storage 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 6, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 7, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 16, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 4, 55 King Street, Manchester, M2 4LQ
67 King Street, Manchester, M2 4PD
Fifth Floor, 67 King Street, Manchester, M2 4PD

Basement And Ground Floor, 76 King Street, Manchester, M2 4NH
Flat 22, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 31, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 42, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Third Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
First Floor, 33 Cross Street, Manchester, M2 1NL
Unit 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 18, 55 King Street, Manchester, M2 4LQ
Fourth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Second Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Fourth Floor, 82 King Street, Manchester, M2 4WQ
Fourth Floor, 55 King Street, Manchester, M2 4LQ
Third Floor, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 1, 55 King Street, Manchester, M2 4LQ
First Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
50 Pall Mall, Manchester, M2 1AQ
First Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Flat 33, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Mezzanine Floor, 33 Cross Street, Manchester, M2 1NL
33 Cross Street, Manchester, M2 1NL
Sixth Floor Suite 4, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 2, 55 King Street, Manchester, M2 4LQ
First Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Smile Sylist, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Basement, 82 King Street, Manchester, M2 4WQ
Pall Mall Medical Centre, 61 King Street, Manchester, M2 4PD
Basement 3 Storage 19, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 10, 55 King Street, Manchester, M2 4LQ
WEIGHTMANS LLP, Seventh Floor, 67 King Street, Manchester, M2 4PD
Ground Floor, 67 King Street, Manchester, M2 4PD
Top Flat, The Town Hall Tavern, Tib Lane, Manchester, M2 4JA
Flat 11, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Second Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Seventh Floor, 82 King Street, Manchester, M2 4WQ
Tenth Floor, 82 King Street, Manchester, M2 4WQ
SUCCESS APPOINTMENTS LIMITED, Sixth Floor Suite 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 3, 55 King Street, Manchester, M2 4LQ
Unit 2, 55 King Street, Manchester, M2 4LQ
Basement, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Ground Floor And First Floor, 82 King Street, Manchester, M2 4WQ
Unit 6, 55 King Street, Manchester, M2 4LQ
Unit 1, 55 King Street, Manchester, M2 4LQ
Fourth Floor, 67 King Street, Manchester, M2 4PD
Flat 41, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 15, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 16, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Basement And Ground Floor, 84 King Street, Manchester, M2 4WQ
Fifth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Ninth Floor, 82 King Street, Manchester, M2 4WQ
Basement 3 Storage 15, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 14, 55 King Street, Manchester, M2 4LQ
Second Floor, 67 King Street, Manchester, M2 4PD
Sixth Floor, 67 King Street, Manchester, M2 4PD
Basement, 67 King Street, Manchester, M2 4PD

BERWIN LEIGHTON PAISNER LLP, First Floor, 76 King Street, Manchester, M2 4NH
 Bike Rack NO.12, Clarence House, 2 Clarence Street, Manchester, M2 4DW
 Fourth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
 Third Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
 Second Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
 Flat 25, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Fifth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
 Flat 21, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 32, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 23, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 CHANNEL 4 TELEVISION CORPORATION, Twelfth Floor, 82 King Street, Manchester, M2 4WQ
 First Floor, 82 King Street, Manchester, M2 4WQ
 First Floor, 86 King Street, Manchester, M2 4WQ
 SYMATRIX LTD, Second Floor, 86 King Street, Manchester, M2 4WQ
 Third Floor, 82 King Street, Manchester, M2 4WQ
 Basement 3 Storage 12, 55 King Street, Manchester, M2 4LQ
 Second Floor, 55 King Street, Manchester, M2 4LQ
 Unit 4, 55 King Street, Manchester, M2 4LQ
 Basement 3 Storage 1, 55 King Street, Manchester, M2 4LQ
 Sixth Floor Suite 3, 55 King Street, Manchester, M2 4LQ
 Basement 3 Storage 13, 55 King Street, Manchester, M2 4LQ
 Eighth Floor To Tenth Floor, 67 King Street, Manchester, M2 4PD
 First Floor, 67 King Street, Manchester, M2 4PD

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 - Upper King Street 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