MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143559/LO/2025
Date registered valid:	25 July 2025
Proposal:	Listed building consent for internal alterations relating to new shop fitout.
Address:	Lululemon, 7 St Ann's Square, Manchester, M2 7EF
Ward(s):	Deansgate Ward
Applicant:	Mrs Kate Tong Lululemon
Agent (if any):	Mr Sean Clubb IDL Group
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**12 September 2025**

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 1 August 2025

Standard consultations:
Printed: 31 July 2025 Expired: 21 August 2025

Neighbour notifications
Printed: 31 July 2025 Expired: 21 August 2025

Site notice
Posted: 1 August 2025 Expired: 22 August 2025

Press advert
Published: 5 August 2025 Expired: 27 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II*

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

The site refers to a retail premises located within the Grade II listed former Royal Exchange. mixed use building that houses offices, a theatre, shops, bars, restaurants, takeaways and cafes.

The site is situated within the St Ann's Square Conservation Area. The unit is located midway between the corner of St Ann's Square and the internal arcade that runs east-west through the former Royal Exchange. It comprises 7 St Ann's Square and the main elevation and entrance fronts St Ann's Square.

The Royal Exchange is bounded by Cross Street, Market Street, Exchange Street/St Ann's Square and Old Bank Street. St Ann's Square is a hard landscaped public square in Manchester City Centre that accommodates a Grade II Listed statue named Cobden's Statue and the Grade II Boer War Memorial and other non-listed sculptures and is frequently used for events including the Christmas Markets. Market Street and St Ann's Square are major shopping areas.

The current building is the third version of the Royal Exchange built between 1867 and 1874 and extended between 1914 and 1931. The building was further modified following the damage caused by the IRA bomb in 1996. It is four storeys, plus two attic storeys in height. The roof is slate and has three glass domes, a baroque turret is in the Northwest corner and domes are located in the other corners. There is also a balustraded parapet and mansard roof. The

elevations are highly detailed and include channelled rusticated piers, Corinthian columns, arched windows, entablature, modillioned cornice and grand entrances.

The original Royal Exchange was a trade exchange for Lancashire's cotton industry. Trading ceased in 1968, and the building began use as a theatre in 1973.

Other listed buildings surrounding St Ann's Square include the Grade I listed St Ann's Church, the Grade II* Listed 25 St Ann's Street and Grade II listed buildings at 16, 18 and 22 and 17 to 21 St Ann's Square. The site is also within St Ann's Square Conservation Area.

Surrounding uses include the Arndale Centre, St Ann's Church, shops, hotels, residential accommodation, banks, offices, bars, restaurants, takeaways and cafés.

The Royal Exchange is currently being refurbished as areas of the building become available and inappropriate modern intervention are being removed and the historic fabric repaired. Several recent applications have been granted for these works.

Description of Development

The proposal seeks Listed building consent for internal alterations relating to new shop fitout.

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 because of this publicity.

Historic England (North West) - Advised that they would provide no comment.

Policy

The effect of the proposal on the affected heritage asset has been considered under the following criteria.

The **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-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- 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 CC9 - Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 - Conservation Areas

- Policy DC19 - Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 6 - Building a strong, competitive economy
- Chapter 7 - Ensuring the vitality of town centres
- Chapter 9 - Promoting Sustainable Transport
- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Planning (Listed Buildings 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.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle of the Development

The principle of fitting of unit to continue functioning as a retail shop is considered to be acceptable.

Impacts on the listed building

Assessment of significance

The Royal Exchange building derives its significance from its neo-classical style, which is notable at the ground floor level with it channelled rusticated piers, with giant Corinthian order to 1st, 2nd and 3rd floors with massive entablature and modillioned cornices, 1st and 2nd floor windows set in giant round-headed arches, baroque turret at north-west corner, and domes over other corners.

The shop units throughout the building have changed constantly over many years. Present tenants and their predecessors have all made substantial changes in the shop units.

The architectural interest of the overall shop units in the front and rear parts, is confined to plasterwork ceilings, some piers and an arched feature at the very back of the shop unit in the fire escape location.

Impact of shop fit out works

The scope of works includes:

- Removing the existing fitting rooms and rear back of house/studio space.

- A new fitting room layout, stockroom, staff areas and manager's office will be built.
- In the front of house retail areas, new perimeter fixtures will be installed and new freestanding mid floor. All of this will match the existing shop fit and concept to minimize any visible impact on the current store design and concept.
- New retail fit out works to form a more cohesive retail space, maintaining key site lines into the store from street and preserving the historical features of the space.

The key areas of architectural interest and historic significance in this unit will be retained and clearly left exposed for appreciation by the public.

The vacancy in the rear part of the store shows that this interest has largely been ignored in previous work. Plasterwork has been damaged, and equipment and partitions have been inserted without any consideration for the integrity of these features.

No major proposals are being made to the existing historic fabric of the building. New plasterboard fitting room cabins will be built. These walls will not be full height, so we cause no disruption to the historical ceiling. The only full height wall will be the diving wall running along the rear of the fitting room and new managers office as this is required from a security directive.

New perimeter fixtures will be installed or reconfigured in the front of house space.

Any fixings into the existing perimeter walls will ensure this will not clash with the historical cornices and moulding. A standing condition has been attached to ensure that this approach is carried out throughout the life of the development.

In cases where there were previously fixings made into historic columns and features, these will be removed and the damage previously caused will be made good. A condition has been attached to ensure that the methodology, specifications and a sample of this repair work is submitted to the City Council for approval.

The submitted proposal represents a significant improvement on proposals previously submitted to the City Council at pre-application stage. The applicant has worked proactively with the City Council to ensure that a shop fit out was submitted that leaves the important historic elements exposed for appreciations and remediates previous harm.

There will be a low level of less than substantial harm caused as a result of these works.

Public Benefits

The works will ensure that the unit continues to be occupied by the current retailer. Ensuring that spaces in listed buildings are occupied helps to ensure that historic buildings do not into disrepair or deteriorate, allowing for long term preservation of these buildings for current and future appreciation of these buildings, which is a public benefit.

The remediation of previous harm caused to internal historic features in the space is also considered to be a public benefit and outweigh the low level of harm caused.

Conclusion

Whilst there has been a low level of less than substantial harm caused, the public benefits are considered to outweigh this, in accordance with paragraph 215 of the NPPF.

Therefore, is it considered to be in accordance with Places for Everyone Plan policies JP-Strat2, JP-P1, and JP-P2, Manchester Core Strategy policies CC9, CC10, EN1, EN3, DM1 and SP1,

and Saved Unitary Development Plan for Manchester polices DC18 and DC19, section 16 of the NPPF, and Planning (Listed Buildings 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 polices 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 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, received by Manchester City Council as the Local Planning Authority on 25 July 2025:

- Location Plan

- D&A/Heritage Statement produced by IDL

Received by Manchester City Council as the Local Planning Authority on 26 August 2025:

- Site Plan 3067-IDL-NA-XX-DR-A-01001 2-03
- Proposed Ground Floor Demolition Plan 3067-IDL-NA-GF-DR-A-02001 2-03
- Proposed Floor Plan 3067-IDL-NA-GF-DR-A-10001 2-05
- Proposed Ground Floor RCP 3067-IDL-NA-GF-DR-A-30001 2-04
- Proposed Ground Floor Partition Set-Out 3067-IDL-NA-GF-DR-A-40001 2-04
- Proposed Ground Floor Finishes Plan 3067-IDL-NA-GF-DR-A-60001 2-04
- Proposed Ground Floor Wall Finish Plan 3067-IDL-NA-GF-DR-A-61001 2-04
- Proposed Ground Floor Millwork Plan 3067-IDL-NA-XX-DR-A-11001 2-04
- Proposed Internal Sections 3067-IDL-NA-ZZ-DR-A-14001 2-04
- Proposed Internal Sections 3067-IDL-NA-ZZ-DR-A-14002 2-04

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 and saved policies DC18 and DC19.

3) Notwithstanding the details as set out in condition 2 above, prior to the completion of the fit out works on site, full and final details as to how repairs will be carried out to existing holes and penetrations that have been made in any of the decorative columns or cornices, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

For the avoidance of doubt, this shall include a method statement and specifications of the repairs, and following the agreement in principle of the method statement and specifications of the repairs, review of an example repair carried out by the Local Planning Authority.

The approved details shall then be implemented as a part of the development.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) As a part of the shop fit out works, no fixings shall be made directly into the decorative columns or decorative cornices.

The development shall be carried out in accordance with this for as long as the development remains in situ.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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 policy 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)

15 Royal Exchange Arcade, Manchester, M2 7EA
Barbour, 6 St Ann's Square, Manchester, M2 7HD
16 - 18 Royal Exchange Arcade, Manchester, M2 7EA
15 - 17 Old Bank Street, Manchester, M2 7PE
Fifth Floor, 2 Old Bank Street, Manchester, M2 7PF
Second Floor, 2 Old Bank Street, Manchester, M2 7PF
9 Old Bank Street, Manchester, M2 7PE
18 Cross Street, Manchester, M2 7AE
Sainsbury Supermarket, 22 Cross Street, Manchester, M2 7AQ
First Floor, 15 St Ann's Square, Manchester, M2 7PW
11 Royal Exchange Arcade, Manchester, M2 7EA
Basement And Ground Floor, 7 - 9 Old Bank Street, Manchester, M2 7PE
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF
Sub Basement, 1 - 5 St Ann's Square, Manchester, M2 7EF
Basement And Ground Floor, 2 Old Bank Street, Manchester, M2 7PF
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
7 - 9 Old Bank Street, Manchester, M2 7PE
Fourth Floor, 2 Old Bank Street, Manchester, M2 7PF
2 Old Bank Street, Manchester, M2 7PF
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
Third Floor, 2 Old Bank Street, Manchester, M2 7PF
12 - 14 Cross Street, Manchester, M2 7AE
HSBC, 2 - 4 St Ann's Square, Manchester, M2 7HD
14 Royal Exchange Arcade, Manchester, M2 7EA
16 Cross Street, Manchester, M2 7AE
13 Old Bank Street, Manchester, M2 7PE
5 Old Bank Street, Manchester, M2 7PE
Watches Of Switzerland, 9 - 11 St Ann's Square, Manchester, M2 7EF
MOSS BROS., 1 - 5 St Ann's Square, Manchester, M2 7EF
15 St Ann's Square, Manchester, M2 7PW
19 Royal Exchange Arcade, Manchester, M2 7EA
1 Royal Exchange Arcade, Manchester, M2 7EA

Appendix 2 – Planning constraints

Conservation Area - St Anns Square Conservation Area 1970