

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142797/FO/2025 and 142798/AO/2025

Date registered valid: 22 May 2025

Proposal: 142797/FO/2025 - Elevation alterations to existing entrance.
142798/AO/2025 – Installation of 1no. projecting sign

Address: Ground Floor, 14 Little Lever Street, Manchester, M1 1HR

Ward(s): Piccadilly Ward

Applicant: Mr Andrew Joseph Pugh Davies (Northern Quarter) Ltd

Agent (if any): Mr Chris Turner CT Planning and Development Ltd

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 July 2025

Application details

Type of application: Full Application Consent and Advertisement Consent

Development type: Minor Other and Advertisements

Date of site visit: 9 June 2025

Standard consultations:

Printed: 29 May 2025 Expired: 19 June 2025

Neighbour notifications

Printed: 29 May 2025 Expired: 19 June 2025

Site notice

142797/FO/2025 - Posted: 29 May 2025 Expired: 19 June 2025

Press advert

142797/FO/2025 - Published: 3 June 2025 Expired: 24 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

This application relates to the Little Lever Street elevation of a building located at 14 Little Lever Street in the Northern Quarter area of the City Centre.

The site is within the Stevenson Square Conservation Area and is surrounded by Grade II listed buildings, although the main application site itself (14 Little Lever Street) is not itself listed. It is a red brick building with stone or concrete dressing that has unfortunately been painted white. It has an attractive appearance that makes a good contribution to the surrounding conservation area.

The building is within the Northern Quarter of the City Centre and surrounding uses include shops, offices, residential accommodation, bars, restaurants and entertainment venues. The Northern Quarter is home to creative industries, bars, shops, takeaways, cafes that are mainly operated by independent businesses and residential properties. It is close to Stevenson Square.

To the rear of the building is an internal courtyard and the courtyard is surrounded by various Grade II listed buildings.

The building is currently used as offices on the upper floors with a restaurant within part of the ground floor and basement. The area surrounding the application site is commercial in nature.

This application relates to an office entrance on Little Lever Street.

Description of development

Planning permission is sought for the replacement of the existing metal door and door surround with a glazed door with adjacent mailboxes and two glass side panels and a metal fanlight. A downlighter would be installed in the alcove. The replacement of the tiles that cover the entrance steps with brick slips.

The roller shutter would be removed.

Advertisement consent is sought for the installation of 1no. projecting sign would be installed adjacent to the entrance and attached to brickwork.

Consultations & Notification Responses

Publicity -

142797/FO/2025 -The application was advertised in the local press as affecting a conservation area and affecting the setting of listed buildings, a site notice was displayed on site and letters were sent to surrounding occupiers - no responses were received.

142798/AO/2025 - letters were sent to surrounding occupiers - no responses were received.

142797/FO/2025

Highway Services - Advised on construction arrangement requirements.

Environmental Health - Confirmed no objections.

Greater Manchester Police - Recommended security measures.

142798/LO/2025

Highway Services - Required the illumination levels to be restricted by condition and advised on the licensing required.

Environmental Health - Required the illumination levels to be restricted by.

Issues

Issues and Policy

Local Policy -

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places)

Policy JP-P 2 (Heritage)

The Adopted Core Strategy for the City of Manchester:

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester:

Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)

National Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

- (1) The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—
- (a) the provisions of the development plan, so far as they are material; and
 - (b) any other relevant factors.
- (2) Without prejudice to the generality of paragraph (1)(b):
- (a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.
 - (b) factors relevant to public safety include—
 - (i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military).
 - (ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air.
 - (iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.
- (4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

The National Planning Policy Framework (NPPF) -

Sections 16 and 66 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 210 states that in determining planning applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Principle of Development -

The existing building is a well-maintained attractive building that makes a positive contribution to the surrounding conservation area and the setting of the nearby listed buildings. The existing entrance does not make a positive contribution to the street scene and is not an original or high-quality entrance and the principle of replacing it is acceptable.

It is considered acceptable in principle to advertise the presence of the business.

There is no objection to the principle of replacing the door and removing the roller shutter or the installation of a sign.

Visual Amenity -

The projecting sign would have a depth of 30mm avoiding a box type appearance and would be located on a featureless part of the brickwork adjacent to the existing entrance.

The sign would be in keeping with the features of the building and would not be overlarge.

The works would therefore comply with the Core Strategy for the City of Manchester, in particular Policies SP1 and DM1 and saved policy DC14 of the Unitary Development Plan and the Town and Country Planning (Control of Advertisements) Regulations 2007.

Public Safety - No issues.

Residential Amenity -

The sign would be limited to 200 cd/m² by condition to protect residential amenity.

The works would therefore comply with the Core Strategy for the City of Manchester, in particular Policies SP1 and DM1 of the Unitary Development Plan for the City of Manchester.

Layout, Scale and Appearance, including the impact on the affected Heritage Assets -

The existing door is poor quality and in poor condition and there is also an unsightly roller shutter in situ.

The works include the replacement of the existing entrance and the removal of the roller shutter.

The new entrance would incorporate a significant amount of glazing with a glazed door and two glazed side panels. There would also be a downlighter attached to the soffit that would improve visibility for those using the entrance. The letter boxes would remain in the same location. It is unfortunate that structure located behind the fanlight means that this would be a solid panel, but overall, the proposals make a clear improvement on the existing entrance.

The works would improve the appearance of the entrance and would therefore be beneficial to the appearance of the building and the surrounding conservation area. These works are therefore consistent with paragraphs 210, 212 and 215 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement: and comply with Policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policy JP-P1 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity.

Disabled Access -

It is understood that the internal layout presents a number of significant constraints. The entrance recess is narrow and there is a 400mm level change from street level to the entrance threshold, followed by a second 600mm set of steps to the ground floor level. It is considered that extensive alterations would be required to make the entrance level that are not proportionate to the works proposed.

However, the existing external steps would be evened out to create safer and more regular steps into the building.

Given the above the proposals are considered to be in accordance with Policies SP1, CC10, T1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policy JP-P1, JP-P6 and JP-C5 of Greater Manchester's Places for Everyone Guidance and Government Guidance contained in Section 12 (Achieving Well Designed Places).

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: 142797/FO/2025 - Approve
142798/LO/2025 - Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application.

Condition(s) to be attached to decision for approval ref: 142797/FO/2025

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 have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 24 April 2025

The drawings referenced:

005-SS-ZZ-00-DR-I-20301 Rev P04
005-SS-ZZ-00-DR-I-20201 Rev P02

received by the City Council as local planning authority on 10 July 2025

005-SS-ZZ-00-DR-I-02200 Rev P01

received by the City Council as local planning authority on 22 May 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9 and SP1 and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Notwithstanding the details submitted with the application, prior to the commencement of development excluding demolition works, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a) Hand sized samples and specifications of all materials to be used in all areas of the entrance and details of the glazing and frames, and strategy for quality control management.

b) Scaled drawings with large scale jointing and fixing details.

The approved materials shall be implemented as part of the development and thereafter retained and maintained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

4) The following measures shall be implemented and shall be maintained for as long as the development hereby approved is in situ:

- The door and glazing shall meet the Secured by Design standards.
- The letter boxes shall meet the TS009:2019 standard.
- The lighting provided shall produce white light.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

5) The illumination levels of external lighting shall be restricted to a maximum of 300cd/m² and shall be designed so as to control glare and overspill onto nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies SP1 and DM1 of the Core Strategy

Condition(s) to be attached to decision for approval ref: 142798/AO/2025

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 24 April 2025

The drawings referenced:

005-SS-ZZ-00-DR-I-20301 Rev P04

005-SS-ZZ-00-DR-I-20201 Rev P02

005-SS-ZZ-00-DR-I-20302 REV P03

received by the City Council as local planning authority on 10 July 2025

005-SS-ZZ-00-DR-I-02200 Rev P01

received by the City Council as local planning authority on 22 May 2025

The email from CT Planning and Development Ltd dated 18 06 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9 and SP1 and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) The illumination level of the illuminated projecting sign hereby approved shall be limited to 200 cd/m².

Reason - To not affect public safety, in particular highway safety in accordance with policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012), saved policies DC14.1 and DC14.5 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF

Informatives

1) For avoidance of doubt, should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

2) The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

3) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

First Floor, 24 Dale Street, Manchester, M1 1FY
24 Dale Street, Manchester, M1 1FY
First Floor, 26 - 28 Dale Street, Manchester, M1 1FY
Second Floor, 26 - 28 Dale Street, Manchester, M1 1FY
Fifth Floor, 10 Little Lever Street, Manchester, M1 1HR
TPM LANDSCAPE LTD, Fourth Floor, 10 Little Lever Street, Manchester, M1 1HR
41A Newton Street, Manchester, M1 1FT
Third Floor, 45 - 47 Newton Street, Manchester, M1 1FT
First And Second Floor, 31 Dale Street, Manchester, M1 1EY
Ground Floor, 31 Dale Street, Manchester, M1 1EY
20 Hilton Street, Manchester, M1 1FR
8 Stevenson Square, Manchester, M1 1FB
Third Floor, 8 Stevenson Square, Manchester, M1 1FB
First Floor, 8 Stevenson Square, Manchester, M1 1FB
Basement, 14 Little Lever Street, Manchester, M1 1HR
Love Creative Ltd, Third Floor, 31 Dale Street, Manchester, M1 1EY
41 Newton Street, Manchester, M1 1FT
Basement Floor, 41A Newton Street, Manchester, M1 1FT
Fourth Floor, 45 - 47 Newton Street, Manchester, M1 1FT
Ground Floor, 47 Newton Street, Manchester, M1 1FT
10 Stevenson Square, Manchester, M1 1FB
18 Hilton Street, Manchester, M1 1FT
Ground Floor, 8 Stevenson Square, Manchester, M1 1FB
Second Floor, 10 Little Lever Street, Manchester, M1 1HR
Third Floor, 10 Little Lever Street, Manchester, M1 1HR
Basement, 45 - 47 Newton Street, Manchester, M1 1FT
GLORIOUS CREATIVE, 10A Stevenson Square, Manchester, M1 1FB
Third Floor, 14 Little Lever Street, Manchester, M1 1HR
Fourth Floor, 31 Dale Street, Manchester, M1 1EY
31 Dale Street, Manchester, M1 1EY
First Floor Unit 1, 18 Hilton Street, Manchester, M1 1FT
Fourth Floor Unit A1, 18 Hilton Street, Manchester, M1 1FT
First Floor Unit 2, 18 Hilton Street, Manchester, M1 1FT
Third Floor Unit 3B, 18 Hilton Street, Manchester, M1 1FT
Second Floor, 14 Little Lever Street, Manchester, M1 1HR
10A Little Lever Street, Manchester, M1 1HR
10 Little Lever Street, Manchester, M1 1HR
First Floor, 45 - 47 Newton Street, Manchester, M1 1FT
Second Floor, 45 - 47 Newton Street, Manchester, M1 1FT
Basement, 29 Dale Street, Manchester, M1 1EY
47 Newton Street, Manchester, M1 1FT
49A Newton Street, Manchester, M1 1FT
Third Floor Unit A3, 18 Hilton Street, Manchester, M1 1FT
Ground Floor, 18 Hilton Street, Manchester, M1 1FT
14 Little Lever Street, Manchester, M1 1HR
45 Newton Street, Manchester, M1 1FT
Second Floor, 18 Hilton Street, Manchester, M1 1FT
Ground Floor, 10 Stevenson Square, Manchester, M1 1HR

Basement And Ground Floor, 24 Dale Street, Manchester, M1 1FY
Ground Floor Offices 1 And 2, 8 Stevenson Square, Manchester, M1 1FB
First Floor, 14 Little Lever Street, Manchester, M1 1HR
Fourth Floor, 14 Little Lever Street, Manchester, M1 1HR
12 Little Lever Street, Manchester, M1 1HR
Basement, 10 Little Lever Street, Manchester, M1 1HR
Basement, 49A Newton Street, Manchester, M1 1FT
Fourth Floor, 18 Hilton Street, Manchester, M1 1FR
Second Floor, 24 Dale Street, Manchester, M1 1FY
Ground Floor And Basement, 26 - 28 Dale Street, Manchester, M1 1FY
26 - 28 Dale Street, Manchester, M1 1FY
CTI DIGITAL LTD, Fifth Floor, 31 Dale Street, Manchester, M1 1EY
Ground Floor, 45 Newton Street, Manchester, M1 1FT
29 Dale Street, Manchester, M1 1EY
45 - 47 Newton Street, Manchester, M1 1FT

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 - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL