

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142606/LO/2025		
Date registered valid:	1 April 2025		
Proposal:	Listed building consent for the installation of new roof deck to lightwell and new roof covering to new flat roof deck and associated works.		
Address:	48 King Street, Manchester, M2 4LG		
Ward(s):	Deansgate		Ward
Applicant:	Strathclyde Pension Fund c/o DTZ Investors		
Agent (if any):	Mrs Katie Parfett-Bass Savills (UK) Limited		
Case officer:	Sam		Elliott
	Tel:	0161	219
	Email: sam.elliott@manchester.gov.uk		2856
Recommendation:	Approve		
Date of recommendation:	21/05/2025		

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 01 May 2025

Standard consultations:

Printed: 16 April 2025 Expired: 10 May 2025

Neighbour notifications

Printed: 16 April 2025 Expired: 10 May 2025

Site notice

Posted: 23 April 2025 Expired: 15 May 2025

Press advert

Published: 22 April 2025 Expired: 13 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order:

Description of Area

This application relates to a Grade II Listed Building located at 48 King Street. 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.

The building was constructed in c.1870 on a narrow rectangular plot in red brick with sandstone dressing. The building is 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.

Surrounding uses include bars, restaurants, hotels, residential accommodation, offices and law courts.

Description of development

Listed Building Consent is sought for the provision of a new flat roof deck above the existing flat roof of the lightwell and associated works.

A floating lightwell decking would be installed above the existing roof. The lightwell's existing flat roof measures 3.1m x 2.4m and would remain in situ. There would be a 75mm ventilation gap between the existing roof and the proposed decking, and the decking would be comprised a layer of timber noggins and joists, two layers of 12.5mm plywood or OSB and a 130mm thick level of watertight insulation. The covering to the floating deck would be finished in a charcoal grey coloured mineral felt roof.

In order to accommodate the decking, the existing AC units fixed the lightwell's elevations would be removed and the brickwork repaired, repointed in lime mortar (NHL 3.5) with the colour matching that of the surrounding. The cast iron downpipe in the northwestern corner would also be cut back and a small band of the existing glazed tile to the western elevation would be removed to fit the decking.

The proposal also includes remediation works to the masonry around existing power cable sited in the northwestern corner, though specific details of the repairs are not possible until a decking is installed to provide safe access to the lightwell.

It is noted that the Statement of Heritage Significance for External Refurbishment Works states that the proposed works would enable the tenant's plant to be positioned on the roof deck. Installation of new AC unit(s) does not form part of this application and would be subject to a separate consent.

Consultations & Notification Responses

Heritage: Further details required initially. Upon receipt, scheme is acceptable in principle subject to samples of brickwork and stonework being confirmed, though further information required regarding interaction of decking with lightwell elevations and the cast iron pipe are required.

The application was advertised by site notice, the press and neighbour notification letters. No responses were received in response.

Policy Context

In considering and determining this application the local planning authority shall exercise its powers under the Listed Buildings and Conservation Areas Act 1990 in the interests of preservation and enhancement of the Listed Building, its setting, and that of the Conservations Area, taking into account the provisions of the Development Plan and the NPPF, so far as they are material, and any other relevant factors. The following policies are considered relevant to this application:

The Adopted Core Strategy for the City of Manchester

- CC9 – Design and Heritage
- DM1 – Development Management
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- SP1 – Spatial Principles

The Unitary Development Plan for the City of Manchester

- DC18 – Conservation Areas
- DC19 – Listed Buildings

Places for Everyone

- JP-P1 – Sustainable Places
- JP-P2 – Heritage
- JP-S1 – Sustainable Development

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Sections 16, 66 & 72

Issues

Lightwell Decking and Cover

It is noted that structural damage due to water ingress (partially) via the lightwell was observed on site resulting in identifiable harm to the building's interior. In addressing this, the proposed deck would be sited above the existing lightwell roof to create a watertight layer preventing further damage. As such, there would be significant benefits in the protection and preservation the heritage asset, ensuring its use into the future.

The lightwell decking would also minimise potential harm by retaining the existing flat roof to the lightwell in-situ and avoiding more harmful repairs to the lightwell use. While the Listed Building's original glazed rooflight feature to the lightwell is likely to have been removed historically and a restoration of this original feature would be a further heritage benefit weighing in favour of the application, on balance the proposed works are considered a reasonable option to preserve the fabric of the heritage asset in its current form.

The decking would be drilled and secured into the masonry using M16 resin anchors at 400mm centres resulting in a degree of harm through new perforations, though this is considered necessary to the installation.

The decking's covering would be comprised of a charcoal grey coloured Cap sheet Bauder K5K that is considered appropriate in colour. This element of the proposed works would cause a low level of harm to the building by increasing the height of the roof and increasing the depth of flashing around the perimeter on three elevations of the lightwell.

On the fourth elevation, which has glazed ceramic tiles, the upstand would be fixed to a termination bar fixed to the joints of the ceramic tiles, which would be screw fixed to wall. While there would be some loss of historic fabric with the removal of a degree of tiling and harm via new perforations, this would avoid the need to cut or chase into the tiles. To minimise the harm, it is recommended that a pre-commencement condition is attached to any approval requiring drawings detailing the flashing, loss of tiling and any works making good to be required at the elevations.

It is noted that the submitted Flat Roof Works Summary Rev 3 document references an existing drainage outlet on the lightwell's flat roof below the cast iron downpipe and has submitted product specification drawings showing a drainage outlet within the proposed decking. However, given that these drawings do not show a sufficient level of detail regarding the drainage connection, it is

recommended that a pre-commencement condition is attached to any approval requiring drawings detailing this.

AC Units and Brickwork

In order to facilitate the installation of the decking, the existing AC units fixed to the lightwell's elevations would be removed as necessary works. While there would be harm to the listed building through the exposure of fixing locations, it is recommended that a condition be attached to any approval ensuring repair works to the brickwork are carried out according to the methodology of the submitted Flat Roof Works Summary Rev 3 document to mitigate the harm. The removal will further allow an appreciation of the architectural expression of the space, overall being beneficial.

Downpipe

In order to facilitate the installation of the decking, the existing cast iron downpipe would be trimmed as necessary works. Existing fixings would be removed to remove the shoe and upon the new deck level being marked out a section would be cut ensuring the rainwater pipe and shoe sit above the new deck level. The bottom section and shoe would be refitted once work has been completed.

There would be some harm with the loss of historic fabric, the proposal would not increase the height of the roof significantly and therefore there would not be a substantial amount of pipe required to be cut back. Moreover, this harm would be substantially mitigated if it is possible to retain the original section of pipe and shoe as proposed in the Flat Roof Works Summary Rev 3 document. The harm resulting from the exposed fixings is somewhat mitigated by the fact that the holes in the glazed brick from the fixings for the original shoe position would be covered by the new roof and upstand. It is recommended that a condition be attached to any approval ensuring works to the pipe to the brickwork are carried out according to the methodology of the submitted Flat Roof Works Summary Rev 3 document to mitigate against these harms.

Stonework

As additional works, the applicant proposes stonework repairs to the masonry around the power cable to repair water damage in this location. As such, there would be significant benefits in the protection and preservation the heritage asset, ensuring its use into the future.

Assessment of the damage and appropriate remediation is not possible until the installation of the proposed decking provides safe access to the lightwell. To mitigate any potential harm resulting from remediation works it is recommended that a condition be attached to any approval ensuring a sample of the proposed repairs is signed off on site and submitted for approval in writing by the City Council.

Summary

Principally, the proposed works would ensure for the benefit and preservation of the building through remediation, allowing it to be put to viable use. It is considered to pass the tests set out in Section 16 of the Listed Buildings and Conservation Act 1990 and Paragraph 210 of the NPPF. While it is acknowledged that there would be some loss of architectural features through the trimming of the cast iron downpipe and removal of a band of tiling required for installation, this is considered to amount to less than substantial harm in NPPF terms. Similarly, the proposed removal of the AC units would result in some harm with fixing exposure, but repair work to the brick as well as that of the masonry would minimise these harms, subject to confirmation of samples. Ultimately, it is considered the less than substantial harm resulting from the works are

necessary, sufficiently minimise harms and ultimately the public benefits of protecting other aspects of the building's fabric outweigh those harms.

The proposed works are therefore considered acceptable, preserving the special interest and historic character of the Grade II listed building. On that basis, the proposal would meet the requirements set out in sections 12 and 16 of the NPPF, sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990, planning policies CC9, DM1, EN1, EN3 and SP1 of the Core Strategy, saved UDP policies DC18 and DC19 and Places for Everyone Policies JP-P1 and 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

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. Listed Building Consent Time Limit

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. Approved

Drawings

The development hereby approved shall be carried out in accordance with the following drawings and documents:

1212-ACS-XX-01-D-S-1100

758.01

758.04 REV A

758.05 REV A

758.06

08

FLAT ROOF WORKS SUMMARY FOR LBC/PLANNING REV 3 dated 'May 2025' and received 21/05/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies SP 1, EN1, EN3, CC9 and DM 1 and saved Unitary Development Plan policies DC18 and DC19.1

3. Detail of Elevation Finishes.

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the roof deck and cover, drawings including relevant sections detailing the interface between the roof decking and covering with the existing lightwell elevations including the flashing, loss of tiling and any making good shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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. Detail of Decking Drainage.

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the roof deck and cover, drawings including relevant sections detailing the drainage connection between the proposed decking outlet and the existing lightwell roof outlet shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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. Detail of Downpipe Cutting

The works to the cast iron downpipe shall be carried out in accordance with the submitted document FLAT ROOF WORKS SUMMARY FOR LBC/PLANNING REV 3 dated 'May 2025' and received 21/05/2025, as well as received drawings:

1212-ACS-XX-01-D-S-1100

758.01

758.04 REV A

758.05 REV A

758.06

08

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. Installation of roof deck and cover

The installation of the roof deck and roof deck covering shall be carried out in accordance with the submitted document FLAT ROOF WORKS SUMMARY FOR LBC/PLANNING REV 3 dated 'May 2025' and received 21/05/2025, as well as received drawings:

1212-ACS-XX-01-D-S-1100

758.01

758.04 REV A

758.05 REV A

758.06

08

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.

7. Brickwork

The brickwork repairs shall be carried out in accordance with the submitted document FLAT ROOF WORKS SUMMARY FOR LBC/PLANNING REV 3 dated 'May 2025' and received 21/05/2025 subject to a sample of the proposed brickwork and mortar being signed off on site and submitted for approval in writing by the City Council, as Local Planning Authority prior to commencement of these works.

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.

8. Stonework

The stonework repairs shall be carried out in accordance with the submitted document FLAT ROOF WORKS SUMMARY FOR LBC/PLANNING REV 3 dated 'May 2025' and received 21/05/2025 subject to a sample of the proposed repairs being signed off on site and submitted for approval in writing by the City Council, as Local Planning Authority. prior to the commencement of these works

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

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
Rear Part Ground First Second And Third Floors, 33 King Street, Manchester, M2 6AA
35 South King Street, Manchester, M2 6DE
1 - 3 St Ann's Passage, Manchester, M2 6AB
Second Floor, 6 St Ann's Passage, Manchester, M2 6AB
44 King Street, Manchester, M2 6BA
31 King Street, Manchester, M2 6AA
5 - 7 St Ann's Passage, Manchester, M2 6AB
52 King Street, Manchester, M2 4LY
Basement To First Floor, 33 King Street, Manchester, M2 6AA
39 South King Street, Manchester, M2 6DE
33 King Street, Manchester, M2 6AA
OLD EXCHANGE BUILDINGS, 6 St Ann's Passage, Manchester, M2 6BE
Ground Floor And First Floor, 1 - 3 St Ann's Passage, Manchester, M2 6AB
Basement, 1 - 3 St Ann's Passage, Manchester, M2 6AB
HANCOCKS, 29 King Street, Manchester, M2 6AF
Third Floor And Fourth Floor, 6 St Ann's Passage, Manchester, M2 6BE
Fourth Floor Office, 6 St Ann's Passage, Manchester, M2 6BE
First Floor, 6 St Ann's Passage, Manchester, M2 6AD
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