Planning

Growth & Development

Delegated officer report for planning application

Application no.	141437/LO/2024
Date registered valid:	14 November 2024
Proposal:	Listed Building Consent for installation of 1no hanging sign, 1no fascia sign, painting of shopfront and internal fit out.
Address:	62 King Street, Manchester, M2 4ND
Ward(s):	Deansgate Ward
Applicant:	Ms Elsa Ascione American Vintage
Agent (if any):	Ms Clara Carnot
Case officer:	Max Gibson Tel: 0161 219 6359 Email: maximillian.gibson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	21 January 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 21 November 2024 Expired: 12 December 2024

Neighbour notifications
Printed: 21 November 2024 Expired: 12 December 2024

Site notice
Posted: Expired:

Press advert
Published: 26 November 2024 Expired: 17 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to the ground floor and basement of 62 King Street, a Grade II listed building in Manchester's city centre. The building was constructed in the late 19th Century and comprises four storeys constructed from stone. There is a large timber bay window to the front of the ground floor unit, with a recessed entrance door. The upper floors of the building comprises a recently completed residential development. The site lies wholly within the St Ann's Square conservation area.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order:

Description of area

There are several other Grade-II listed buildings on King Street and the Grade-I listed St Ann's Church is in the immediate vicinity. There are a variety of uses in the area associated with city centre development, such as comparison and convenience retail, commercial office, residential apartments and culture/leisure uses. Historically the buildings along Kind Street were rebuilt during Queen Victoria’s reign with few exceptions. The street development into the most fashionable shopping district in Manchester which retains this status today. King Street was also the first city centre street to be pedestrianised in 1976. Given the heavy commercial retail setting of the street scene advertisements are commonplace. The design of advertisements is varied across the street scene mainly due to the individually designed shop fronts that have evolved at each unit, very few units share the same design.

Description of development

The development relates to internal an external works to the ground floor and basement of 62 King Street pursuant to its use as a retail unit. The external works relate to the removal of a modern roller shutter, redundant lighting and the installation of new signage to reflect the branding of the new occupier. The internal works relate to the installation of new a new shop fit out, including the lining of the walls and ceiling, new fire partitioning to the internal stair case, the repair of a historic timber floor and the demolition of modern partitions in the basement.

Consultations & Notification Responses

Publicity - a notice was displayed nearby to the site informing passers-by of the development. A notice was place in the local press advertising the works as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), CC9 (Design and Heritage), CC10 (A Place for Everyone) of the Manchester Core Strategy (2012), saved policies DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan for the City of Manchester (1995), policy JP-P2 (Heritage) of the Places for Everyone Joint Development Plan (2024) and Section 16 of the National Planning Policy Framework.

Principle

The application seeks listed building consent for a number of internal and external works pursuant to the operation of the ground floor unit at 62 King Street as a clothing store. Manchester's City Centre, in which the unit is located, is identified in policies CC1 and C1 of the Manchester Core Strategy as the City's primary retail and commerce core. The unit in question has previously housed a Cath Kidson retail outlet, whilst the majority of the ground floor units along the street likewise house some form of retail.

Given the historic commercial usage of this building, the principle of a shop fitout to the unit to secure an economically viable use is
considered acceptable and consistent with the conservation of the building pursuant to paragraph 203 of the NPPF, provided any detrimental impacts on historic fabric and amenity are satisfactorily avoided or mitigated. An assessment of these impacts is undertaken below.

Impact of the works

Internal

Ground floor

The interior of the unit retains few historic features. The ceiling is entirely constructed from modern plasterboard and is of no significance. It is proposed to install a suspended ceiling below the existing plasterboard ceiling to allow services to be run along for light and ventilation. This is supported as the original ceiling has been entirely removed and therefore the original height of the unit is no longer legible.

There is a historic, if not original, timber floor present throughout the ground floor of the unit. As the only remaining feature of any historic interest on the ground floor, this would be retained and

made good as part of the proposed works. This is supported as it would provide a moderate heritage benefit as part of the works.

The walls have been stripped entirely back to the brickwork, which is unlikely to have been the original historic finish given the decorative nature of the facade and more ornate plasterwork present in many of the listed retail units along King Street. The walls have large amounts of modern, galvanised ductwork down and across from the upper floors, likely related to the residential conversion upstairs. The presence of this ductwork, which stands significantly proud of the wall, makes a traditional plasterwork restoration unviable.

Therefore, it is proposed to line the walls with plasterboard studwork. This would lead to a moderate degree of less than substantial harm by virtue of the modification of the internal dimensions of the unit, together with the use of modern finishes in the listed building. To mitigate against the harm created, some safeguards have been put in place. This studwork would be affixed to the modern ceiling, with floating timber stands at the bottom to ensure that this intervention would be fully reversible without any fixings into the historic fabric of the building thereby minimising long term harm to the building. Plasterwork is an impermeable finish, thus, to allow airflow to the walls, there would be vents inserted at the top and bottom of the plasterboard.

At the rear of the unit, there is an enclosed bin store, fabricated from plasterboard, related to the residential use on the upper floors. This creates a small mezzanine within the space. At the rear of the mezzanine is an existing louvred vent. The proposal would see the installation of a new air conditioning unit within this space, which would utilise this existing vent for air flow. The mezzanine would be enclosed with plasterboard as it is not usable space. Although this would change the way the space is read, as the space is already heavily modified by the presence of the bins store, this element of the works is considered to be acceptable.

The staircase to the basement is to be enclosed for fire safety reasons. This element is supported on public safety grounds and would help ensure the long-term life span of the building by proofing against fire damage.

On balance, it is considered that the works to the interior of the ground floor are acceptable, as the historic floor is to be retained and the modern stud walling is reversible and avoids any long-term damage to the underlying brickwork.

Basement

There are a number of modern subdivisions to the basement of the unit. The floor is slab concrete with a vinyl layer on top. There are a number of historic columns placed unevenly across the floor plate. The subdivisions are to be removed, creating a larger open plan space that would allow the historic proportions to be legible. The flooring, which is of no significance, is to be retained. The columns are to be retained and given some form of fire proofing, including intumescent paint. The full and final details are to be agreed by condition following a more in depth fire survey once the applicant is on site. Overall, these works are considered to be beneficial as the historic columns are to be retained and modern subdivisions removed, creating a more legible space.

External

The works to the exterior of the building are to be relatively light touch and would improve the appearance of the building. The existing fascia, window frames and door are to be repainted white to match the branding of the applicant. This would refresh the appearance of the building and requires minimal intervention. Redundant lighting above the entrance is to be removed,

decluttering the facade and removing an elevational element in a poor state of repair. The existing external roller shutter is to be removed in its entirety, which would create a significant improvement to the historic character and appearance of the building through the removal of a low quality, incongruous and clearly modern intervention.

Signage

The proposed signage is considered to be modest in design and scale. The fascia signage comprises non-illuminated logo script fabricated from cut metal and powder coated black. This style of signage is considered to be appropriate for use in a conservation area pursuant to policy DC14.5 (e). The colour palette is restrained and the black would be easily legible against the white background of the fascia, thereby properly aiding wayfinding.

The proposed projecting sign is appropriate in scale, massing and design. The proposed projecting sign is of the more traditional, hanging and bracketed style which is appropriate for use on a listed building and reflects the style of signage on much of King Street. The proposed depth is of 30mm, the maximum usually supported in the City Centre. This would give the sign a lightweight and elegant appearance which would harmonise well with the decorative nature of the facade. The materiality and colour palette comprising painted timber with black lettering on a white background, is restrained and heritage appropriate.

In both instances, the lack of illumination would ensure the signage is not overly prominent or obtrusive and hence would integrate more readily into the street scape. The positioning of both elements of signage relate properly to the entrance of the building, with the projecting sign in line with the fascia, which is supported pursuant to policy DC14.5 (b) and (d).

Given the above, it is considered that the signage is appropriate within its historic context and would not create any harm to the appearance of the listed building.

Impact on the Conservation Area

The impact of the works would be of benefit to the surrounding conservation area. This is largely through the removal of the existing roller shutter from the shopfront. This element of the works would activate the frontage, creating visibility into the unit and improving the experience of pedestrians moving along King Street, whilst also removing an incongruous modern element that is detrimental to the historic character and appearance of the conservation area. The general refresh of the facade would also help improve the street scene at this location.

Access

The current level access into the unit is to be retained, with no alterations planned to the threshold. This is supported pursuant to policy CC10 of the Manchester Core Strategy, which supports permanent accessibility arrangements across developments in the City Centre.

Conclusion

The works to the exterior of the building are supported, on the basis that they are sympathetic to the building’s historic character and would result in the remove unsightly modern interventions, thereby uplifting the appearance of the building. This is considered to accord with policies EN3, CC9 of the Manchester Core Strategy and DC19 of the Unitary Development Plan for Manchester as they would preserve and enhance the special character and appearance of the listed building.

Internally, significantly more interventions are to be made to bring the building into a usable state, including the lining of walls and the ceiling, the enclosure of the staircase and insertion of new M&E services to the rear of the unit. These interventions would lead to a moderate degree of less than substantial harm by reducing the legibility of the space and the use of unsympathetic materials. However, this is in the context of the space being significantly modified, with little of historic value and a large amount of unsympathetic and non-traditional installations related to residential use in the upper floors of the building.

Safeguards, such as the provision of ventilation in the stud walling and the reversibility of the fixings, provide some minor mitigation of the harm caused. Where historic elements do remain, such as the ground floor timber flooring and the columns in the basement, these are to be retained, resulting in a minor heritage benefit. On balance, the harm is considered acceptable as it is reversible, light touch in relation to historic fabric and would help bring the unit back in to a viable economic use, pursuant to paragraph 203 of the NPPF and CC9 of the Manchester Core Strategy, which supports development that brings heritage assets back into uses consistent with their conservation.

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 planning application. In this instance, some negotiations were necessary and the scheme is considered acceptable and appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policies DC18 and DC19 of the

Manchester Unitary Development Plan, policies CC9, EN3 SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

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:

-Drawing - Proposed DETAIL DRAWING
-Drawing - Proposed DISABLED PERSON
-Drawing - Proposed FACADE-NORTH
-Drawing - Proposed FLOOR PLAN
-Drawing - Proposed GROUND FLOOR PLAN
-Drawing - Proposed SECTION AA
-Drawing - Proposed SECTION CC
All received by the City Council, as Local Planning Authority, on 04/11/2024

-Drawing - Proposed THERMAL COMFORT received by the City Council, as Local Planning Authority, on 25/11/2024

-Drawing - Proposed FLOOR COVER
-Drawing - Proposed FLOOR COVER
-Drawing - Proposed FLOOR PLAN
All received by the City Council, as Local Planning Authority, on 13/12/2024

-Drawing - Proposed FLAG SIGN
-Drawing - Proposed SECTION BB
Both received by the City Council, as Local Planning Authority, on 13/01/2024

-Drawing - Proposed PROPOSED WALL LINING DETAIL
-Drawing - Proposed WALL AND CEILING COVER
-Drawing - Proposed WALL AND CEILING COVER
All received by the City Council, as Local Planning Authority, on 15/01/2024

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.

3) Prior to any works to the basement columns, full and final details of these works shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement, product specifications, scaled drawings and details of any fire protection works as required. The approved details shall be implemented as part of the development.

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

4) Prior to any works to the timber floor on the ground floor, full and final details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a method statement and product specifications. The approved details shall be implemented as part of the development.

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

5) The stud walls shall be installed in accordance with the approved detail (Drawing - Proposed PROPOSED WALL LINING DETAIL received by the City Council, as Local Planning Authority, on 15/01/2024)

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Third Floor, 37 King Street, Manchester, M2 7AT
54 King Street, Manchester, M2 4LY
56 King Street, Manchester, M2 4LY
Advertising Right Out Side 56, King Street, Manchester, M2 3NQ
Ground Floor, 39 - 43 King Street, Manchester, M2 7AT
39 - 43 King Street, Manchester, M2 7AT
Basement And Ground Floor, 64 - 66 King Street, Manchester, M2 4ND
Basement, 37 King Street, Manchester, M2 7AT
64 - 66 King Street, Manchester, M2 4ND
37 King Street, Manchester, M2 7AT
58 King Street, Manchester, M2 4LY

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
Area Team Boundary - Name: CENTRAL