MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141177/LO/2024
Date registered valid:	24 October 2024
Proposal:	Listed Building Consent for the refit of the retail unit and new signage to existing shopfront.
Address:	18 Market Street, Manchester, M1 1PT
Ward(s):	Deansgate Ward
Applicant:	Astrid & Miyu
Agent (if any):	Mr Steve Buckley Peacock and Smith
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	19.12.24

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 19 November 2024

Standard consultations:
Printed: 1 November 2024 Expired: 22 November 2024

Neighbour notifications
Printed: 1 November 2024 Expired: 22 November 2024

Site notice
Posted: 6 November 2024 Expired: 27 November 2024

Press advert
Published: 5 November 2024 Expired: 26 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The unit under consideration is located within the Grade II listed Royal Exchange. It was constructed in 1914-21 to the designs of Bradshaw, Gass and Hope as a commercial exchange in sandstone. This impressive listed building, decorated with opulent classical detailing.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: **Not applicable**

Description of area

The application relates to 18 Market Street, a ground floor retail unit within the Grade II Listed Royal Exchange, which is a mixed use building that houses offices, a theatre, shops, bars, restaurants, banks, takeaways and cafes.

The Royal Exchange is bounded by Cross Street, Market Street, Exchange Street/St Ann's Square and Old Bank Street. Market Street, St Ann's Square and Cross Street are major shopping areas. Market Street experiences high levels of pedestrian footfall and recently Cross Street has experienced the addition of the Metrolink 'second city crossing' facilitating tramway travel.

Description of development

Listed Building Consent is sought for the refit of the retail unit and new signage to the existing shopfront.

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Relevant History

132056/LO/2021 - LISTED BUILDING CONSENT for the refit of the retail unit and new signage to existing shopfront. Decision: Approve 1 December 2021.

Policy

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

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-P1 - Sustainable Places
• Policy JP-P2 – Heritage National

Planning Policy Framework (NPPF)
• Chapter 6 – Building a strong, competitive economy
• Chapter 7 – Ensuring the vitality of town centres
• Chapter 12 – Achieving well-designed places
• Chapter 16 – Conserving and enhancing the historic environment

Issues

Impacts of the listed building

Signage

The proposed signs are a replacement for existing signage on the unit. The proposed fascia sign consists of individual letters, anodized bronze, pin-mounted to the masonry string course above the shopfront which is in accordance with the signage on the other units of this elevation of the Royal Exchange building. The existing projecting sign will remain with the branding name changed. There will be one internal illuminated sign behind the shopfront glazing.

To minimise any impact on the listed building, prior to installation of external signage, a methodology and product specification for the repairs to the original stonework to the fascia above shopfront shall be submitted and approved in writing by the Local Planning Authority.

Partitions

The proposal includes a full height partition to enclose the entrance to the stairwell leading to the basement. Towards the back of the unit, there would be proposed 2.4m height partitions to form two studio spaces.

The proposed partitions would cause a degree of harm to the Grade II listed asset. The harm would be on the lower scale of less than substantial harm and the partitions are considered to be justified in the interest of providing separate spaces to rear and securing the entrance and stairwell to the basement level.

Display unit

The proposal includes a full height cabinet display which would be attached to an original wall and proposed partition. The display cuts a corner of the predominately proposed rectangular shaped floor plan. Following discussions, it is understood a smaller unit attached to the new partition would not meet the requirements of the occupier. The justification provided outlines this bespoke unit would display the premium collection of jewellery. It is therefore considered the fixed display unit would erode the original floorplan and cause a low degree of less than substantial harm to the Grade II listed asset.

Repairs/painting

The submitted reflected ceiling plans and basement floor plan indicates the walls and ceilings would be repainted. There would also be repairs to the original staircase. A method statement outlining any repairs to brick and the stairs will be requested through condition.

The basement includes a replacement door. No details of the specification have been provided and will be requested through condition.

MEP services

New MEP services will be provided within the basement. Full and final details including internal manifestation, details of new penetration and appearance of new MEP services will be requested through condition.

Heritage assessment

The proposal would cause of a low level of less than substantial harm to the significance of the listed building. There would be a low level of harm through the installation of partitions, a display unit and new MEP services within the basement.

It is considered any identified harm to the Grade II listed building can be mitigated through securing further details with conditions. The works include general improvements to the appearance of the basement and repairs to the original staircase.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme. There would be public benefits associated with bringing into use the vacant unit into a retail use with associated refurbishments. The low level of less than substantial harm is considered to be outweighed.

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:

   - Internal Elevations: 1036/104
   - Floor Plan: 1036/108

   All received by the City Council, as Local Planning Authority, on 7 October 2024

   - Proposed Ground Floor Plan: A100.1
   - Proposed Basement Floor Plan: A101.1
   - Proposed Front Elevation: A102.1
   - Proposed Internal Elevations: A103.1
   - Proposed Internal Elevations: A105.1

- Proposed RCP Ground Floor: A106.1
- Proposed RCP Basement: A107.1
- Proposed Drainage Plan: A.113.1
- Proposed Cabinet Display: Product Display 1.1

All received by the City Council, as Local Planning Authority, on 13 December 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) Prior to the installation of external signage, a methodology and product specification for the repairs to the original stonework to the fascia on the shop front. This should include details of works to any redundant penetrations made good in lime-based coloured mortar to match stonework.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the installation of new MEP services, a method statement for such works that shall confirm how original building fabric will be protected during the implementation of the works, detail any new penetrations to historic building fabric and provide confirmation on final finishes, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

5) Prior to the commencement of any repair works, a method statement for works to historic fabric and features, including, but not limited to the brickwork and the stairs shall be submitted to and approved in writing by the City Council as Local Planning

The works shall then be carried out fully and only in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

6) Prior to the installation of the display cabinet shown on drawings ref: Product Display 1.1 and ref: A100.1 hereby approved, a method statement and scaled drawings to demonstrate the fixing and jointing shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

7) Full and final details of the proposed internal door within the basement shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of the existing internal door.

The removal and reinstatement works shall then be carried out fully and only in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

225 Royal Exchange, Exchange Street, Manchester, M2 7DA
First Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
436 Royal Exchange, Exchange Street, Manchester, M2 7EP
435 Royal Exchange, Exchange Street, Manchester, M2 7EP
437 Royal Exchange, Exchange Street, Manchester, M2 7EP
Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR
Sub Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR
8 - 10 Cross Street, Manchester, M2 7AE
424 Royal Exchange, Exchange Street, Manchester, M2 7EP
Second Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
Third Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
Fourth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
Fifth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
232 Royal Exchange, Exchange Street, Manchester, M2 7DD
231 Royal Exchange, Exchange Street, Manchester, M2 7DD
THE PRUDENTIAL ASSURANCE, 425 - 426 Royal Exchange, Exchange Street, Manchester, M2 7EP
438 Royal Exchange, Exchange Street, Manchester, M2 7EP
THE PRUDENTIAL ASSURANCE COMPANY, 520 Royal Exchange, Exchange Street, Manchester, M2 7EN
229 Royal Exchange, Exchange Street, Manchester, M2 7DD
THE PRUDENTIAL ASSURANCE COMPANY, 227 Royal Exchange, Exchange Street, Manchester, M2 7DD
PRUDENTIAL ASSURANCE CO LTD, 52 - 55 Royal Exchange, Exchange Street, Manchester, M2 7DA
328 Royal Exchange, Exchange Street, Manchester, M2 7BR
Sixth Floor, Royal Exchange, Exchange Street, Manchester, M2 7FL
444 - 446 Royal Exchange, Exchange Street, Manchester, M2 7EP
429 - 430 Royal Exchange, Exchange Street, Manchester, M2 7EP
521 Royal Exchange, Exchange Street, Manchester, M2 7EN
517 - 518 Royal Exchange, Exchange Street, Manchester, M2 7EN
514 - 516 Royal Exchange, Exchange Street, Manchester, M2 7EN
513 Royal Exchange, Exchange Street, Manchester, M2 7EN
228 Royal Exchange, Exchange Street, Manchester, M2 7DD
519 Royal Exchange, Exchange Street, Manchester, M2 7EN
48 Royal Exchange, Exchange Street, Manchester, M2 7DA
43 - 45 Royal Exchange, Exchange Street, Manchester, M2 7DA
226 Royal Exchange, Exchange Street, Manchester, M2 7DA
47 Royal Exchange, Exchange Street, Manchester, M2 7DA
149 Royal Exchange, Exchange Street, Manchester, M2 7BZ
324 - 325 Royal Exchange, Exchange Street, Manchester, M2 7BR
Marks And Spencer, 7 - 17 Market Street, Manchester, M1 1PT
14 Market Street, Manchester, M1 1PT
326 Royal Exchange, Exchange Street, Manchester, M2 7BR
327 Royal Exchange, Exchange Street, Manchester, M2 7BR
427 - 428 Royal Exchange, Exchange Street, Manchester, M2 7BR
12 Market Street, Manchester, M1 1PT
16 Market Street, Manchester, M1 1PT
THE PRUDENTIAL ASSURANCE COMPANY, 431 - 432 Royal Exchange, Exchange Street, Manchester, M2 7EP

326 - 327 Royal Exchange, Exchange Street, Manchester, M2 7BR
332 Royal Exchange, Exchange Street, Manchester, M2 7BR
330 Royal Exchange, Exchange Street, Manchester, M2 7BR
333 Royal Exchange, Exchange Street, Manchester, M2 7BR
329 Royal Exchange, Exchange Street, Manchester, M2 7BR
Royal Exchange Theatre, Exchange Street, Manchester, M2 7HA
1 Exchange Street, Manchester, M2 7EE
433 - 434 Royal Exchange, Exchange Street, Manchester, M2 7EP
3 Exchange Street, Manchester, M2 7EE
5 Exchange Street, Manchester, M2 7EE
2A Cross Street, Manchester, M2 7AE
6 Market Street, Manchester, M1 1PT
4 Market Street, Manchester, M1 1PT
2 Market Street, Manchester, M1 1PT
8 Market Street, Manchester, M1 1PT
10 Market Street, Manchester, M1 1PT
2 Cross Street, Manchester, M2 7AE
447 - 449 Royal Exchange, Exchange Street, Manchester, M2 7EP
446 Royal Exchange, Exchange Street, Manchester, M2 7EP
442 - 443 Royal Exchange, Exchange Street, Manchester, M2 7EP
441A Royal Exchange, Exchange Street, Manchester, M2 7EP
441 Royal Exchange, Exchange Street, Manchester, M2 7EP

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