

Planning

Growth & Development

Delegated officer report for planning application

Application no.	136906/LO/2023	
Date registered valid:	22 May 2023	
Proposal:	Internal fit out of an existing retail shop.	
Address:	1-5 St Anns Square, Manchester, M2 7EF	
Ward(s):	Deansgate	Ward
Applicant:	Mr Stephen Bourne Signet Jewelers	
Agent (if any):	Mr Paul Turner Mansell Associates Ltd	
Case officer:	Max Tel: 0161 219 Email: maximillian.gibson@manchester.gov.uk	Gibson 6359
Recommendation:	Approve	
Date of recommendation:	14/07/2023	

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 21/06/2023

Standard consultations:

Printed: 30 May 2023 Expired: 20 June 2023

Neighbour notifications

Printed: 30 May 2023 Expired: 20 June 2023

Site notice

Posted: Expired:

Press advert

Published: 6 June 2023 Expired: 20 June 2023

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: n/a

Description of area

The area relates to St Ann's Square, a piece of public realm in Manchester's city centre. The Grade I-listed St Ann's Church the centre point of the square. The character of the area comprises several different by retail units and food and drink uses on all sides. The square is covered by the St Ann's Square Conservation Area. There are a number of listed buildings in the immediate vicinity, including the Grade II-listed Royal Exchange.

The site relates to a retail unit on the ground floor of the Royal Exchange at number 1-5 St Ann's Square. The site currently houses a Moss Bros suit shop. The interior of the unit has been heavily modified over time and little historic fabric remains.

Description of development

The development relates to the installation of a new fit out in the unit to form two new units housing high-end watch and jewellery retailers. Consent to form a new shopfront on the right-hand unit was granted under app. ref. 135178/FO/2022 in 2022. The works include the remodelling of the rear of the unit to form a storeroom and toilet facilities, including an accessible WC, the installation of a new floor, including the covering over of the stairwell to the downstairs of the unit, and the installation of new semi-transparent polycarbonate and metal roller-shutters to fulfil the security needs of the applicant.

Consultations & Notification Responses

A notice was displayed on site to inform passers-by of the development. A notice was posted in the local press to advertise the works as those affecting a listed building. Letters were sent to surrounding occupiers informing 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 policies CC2 (Retail), CC9 (Design and Heritage), EN3 (Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Manchester Core Strategy (2012), saved policies DC18 (Conservation) and DC19 (Listed Buildings) of the Unitary Development Plan (1995) and Section 16 of the National Planning Policy Framework. The signage and shopfront strategy for the Royal Exchange, approved under app. ref. 109322/LO/2015/C1 is also of relevance to this application.

Planning History

An application to form a new shopfront with doorway and level access in the right-hand glazed opening of the unit was approved under app. ref. 135178/FO/2022 in 2022. This forms part of the overall works to the unit which are also considered under this application.

Issues

Principle

The development seeks consent for internal fit out works to 1-5 St Ann's Square to bring it into use as two separate jewellery and watch retail units. The use of the unit as a retail unit is considered acceptable pursuant to Section 16 of the NPPF, which seeks the continued economic viability of listed buildings and EN3 of the MCS, which encourages the re-use of heritage assets in a manner consistent with its significance. In this case, the presence of the retail is consistent with the Royal Exchange as a marketplace

St Ann's Square houses many high-end jewellery and watch shops, similar to the one that will be created by the fit out considered under this application. Policy CC2 states that retail will be supported that contributes to the character of an area. Therefore, the principle is considered acceptable as the proposed fit out is consistent with the existing character of the retail offer on St Ann's Square.

Impact on the listed building

The current occupier, Moss Bros, operates as one complete, open-plan unit with stair access to the basement. The works will see this stairwell covered over, partitions installed to divide the two halves of the unit and the installation of various items of furniture, including display cabinets installed. A storeroom and WC will be installed at the rear to serve both units. Due to the extensive modern remodelling of the unit, there is little historic fabric remaining. Therefore, the impact of many of the works will have a negligible impact on the historic fabric.

This includes the remodelling of the rear of the shop, which will entail the removal of a modern partition and the installation of several new partitions to form a WC, accessible WC and storeroom. This will include a partition to the rear most window looking on to the arcade. This partition will form a backdrop to the display cases and will not reach full ceiling height, rather extending to the top of the window's height. It will obscure views into the rear staff area where no new decoration is proposed. The other two windows into the shop shall retain unobstructed views into the unit.

Along the arcade within the Royal Exchange, there are a number of units which have similar backdrop areas for display and hence obscure full views into the units. The partition will cause a

low level of less than substantial harm as it will obscure the proportions of the unit. However, it is not considered great enough to warrant a refusal.

This should not entail any interventions into historic fabric and the applicant has confirmed that the existing, modern cornices will be reinstated along the new profile to ensure visual continuity. This aspect of the development is reversible.

A new ceramic tile floor will be installed on the sales floor. This will replace an existing, non-original tile floor. There will be some blue carpeted areas underneath the sales desks. It is considered that this will have negligible harm on the listed building as no historic fabric would be removed and the interventions are reversible.

The biggest intervention will see the stairway to the basement at the front of house boarded over to create more floor space in the left-hand unit. The basement, where no works are proposed, will remain accessible through a rear service stairway which the applicant has permission to use from the landlord as confirmed in the Heritage Statement (received by the City Council, as Local Planning Authority, on 12/05/2023). The full and final details of this work would be assessed under a condition attached to this approval to ensure interventions into the building are minimised.

The works will include the installation of roller shutters internally to provide adequate security for the insurers of the shop. The shopfront strategy for the Royal Exchange states that roller shutters must be *internally mounted, concealed, dark-coloured, and of a type to give a high level of transparency*. A site visit and review of the shopfront strategy indicates a recess above the windows intended to allow the installation of roller shutters.

The proposed shutters are a high-visibility product constructed of polycarbonate panels with 85mm centreline and integrated together using a 16mm aluminium rod. The agent has confirmed by email the rods on the shutters will be finished in dark grey. The full and final details of the shutter are conditioned as part of this approval to ensure the finished product is visually consistent with these criteria.

The new M&E arrangements will utilise existing service arrangements with some new conduits run under the new flooring. The hidden installation with modern fit out means there will be no exposed fixture and maintain the current clean look of the unit. Again, this should result in no harm to historic fabric. The new proposed lighting represents a light touch cosmetic alteration to the unit commensurate with the new use and should not adversely affect the character or significance of the building.

Impact on the conservation area

The impact on the conservation area caused by these works would be minimal. The only visual impact will come from the installation of the roller shutters, which will somewhat deactivate the frontage. However, this is not considered to amount to harm to the character or appearance of the conservation area. The shutters will be highly visually permeable, whilst the street facing shutters will be stepped back from the glazing, thereby lessening their overall visibility. Furthermore, there are a number of other units within the Royal Exchange which have approved roller shutters and so this addition is considered to be in keeping with the character of the area.

The other alterations necessary for the units proposed new use that would affect the setting of the conservation area, such as the installation of a new shopfront to the right-hand glazed opening and new signage, have been considered and approved under app. ref. 135178/FO/2022 & 135179/AO/2022. Therefore, on balance, the harm to the setting of the conservation area is considered to be negligible as the addition of roller shutters is consistent

with other units in the Royal Exchange and with the approved shopfront strategy and will continue to provide active frontages.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 1615-03-06 REV E INTERNAL ELEVATIONS

-Correspondence SHUTTER SPEC & EOT

received by the City Council, as Local Planning Authority, on 13/07/2023

-Drawing - Proposed 1615-03-02 D GROUND FLOOR REFLECTED CEILING PLAN, ELECTRICS AND MECHANICAL SERVICES PLAN received by the City Council, as Local Planning Authority, on 22/06/2023

-Design & Access Statement DESIGN & ACCESS STATEMENT received by the City Council, as Local Planning Authority, on 22/05/2023

-Heritage Statement HERITAGE STATEMENT received by the City Council, as Local Planning Authority, on 12/05/2023

-Drawing - Proposed 1615-03-01 GROUND FLOOR GENERAL ARRANGEMENT PLAN received by the City Council, as Local Planning Authority, on 09/05/2023

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 commencement, full and final details of the stairway, including specifications of materials and cross sections of any junctions with the existing floor and walls, shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interests conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

4) Prior to commencement, full and final details of the roller shutter, including materials and drawings of fixing methods to ceiling, shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interests conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

First Floor, 8 - 10 Exchange Street, Manchester, M2 7HA
427 - 428 Royal Exchange, Exchange Street, Manchester, M2 7BR
12 Market Street, Manchester, M1 1PT
Basement And Ground Floor, 7 - 9 Old Bank Street, Manchester, M2 7PE
7 Royal Exchange Arcade, Manchester, M2 7EA
8 - 10 Cross Street, Manchester, M2 7AE
519 Royal Exchange, Exchange Street, Manchester, M2 7EN
14 Market Street, Manchester, M1 1PT
Acresfield, 10 Exchange Street, Manchester, M2 7HA
18 Cross Street, Manchester, M2 7AE
2 Market Street, Manchester, M1 1PT
10 Market Street, Manchester, M1 1PT
8 Market Street, Manchester, M1 1PT
18 Market Street, Manchester, M1 1PT
11 Royal Exchange Arcade, Manchester, M2 7EA
First Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Royal Exchange Theatre, Exchange Street, Manchester, M2 7HA
Sub Basement, 1 - 5 St Ann's Square, Manchester, M2 7EF
9 Royal Exchange Arcade, Manchester, M2 7EA
5 Royal Exchange Arcade, Manchester, M2 7EA
20 Royal Exchange Arcade, Manchester, M2 7EA
Second Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Sixth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Acresfield, Exchange Street, Manchester, M2 7HA
Sub Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR
15 - 17 Old Bank Street, Manchester, M2 7PE
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Unit 4, Acresfield, 8 Exchange Street, Manchester, M2 7HA
5 Acresfield, 8 Exchange Street, Manchester, M2 7HA
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Advertising Right JC Decaux Outside 2 To 4, Exchange Street, Manchester, M2 7HA
Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR
441A Royal Exchange, Exchange Street, Manchester, M2 7EP
446 Royal Exchange, Exchange Street, Manchester, M2 7EP
441 Royal Exchange, Exchange Street, Manchester, M2 7EP
442 - 443 Royal Exchange, Exchange Street, Manchester, M2 7EP
447 - 449 Royal Exchange, Exchange Street, Manchester, M2 7EP
424 Royal Exchange, Exchange Street, Manchester, M2 7EP
433 - 434 Royal Exchange, Exchange Street, Manchester, M2 7EP
THE PRUDENTIAL ASSURANCE COMPANY, 431 - 432 Royal Exchange, Exchange Street, Manchester, M2 7EP
Third Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
Fifth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
437 Royal Exchange, Exchange Street, Manchester, M2 7EP
435 - 436 Royal Exchange, Exchange Street, Manchester, M2 7EP
327 Royal Exchange, Exchange Street, Manchester, M2 7BR
326 Royal Exchange, Exchange Street, Manchester, M2 7BR
FRENCH CONNECTION, 7 Exchange Street, Manchester, M2 7EE
15 Royal Exchange Arcade, Manchester, M2 7EA
HSBC, 2 - 4 St Ann's Square, Manchester, M2 7HD

12 - 14 Cross Street, Manchester, M2 7AE
229 Royal Exchange, Exchange Street, Manchester, M2 7DD
47 Royal Exchange, Exchange Street, Manchester, M2 7DA
Sixth Floor, Royal Exchange, Exchange Street, Manchester, M2 7FL
3 Royal Exchange Arcade, Manchester, M2 7EA
4 Market Street, Manchester, M1 1PT
Fourth Floor And Fifth Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
326 - 327 Royal Exchange, Exchange Street, Manchester, M2 7BR
332 Royal Exchange, Exchange Street, Manchester, M2 7BR
333 Royal Exchange, Exchange Street, Manchester, M2 7BR
330 Royal Exchange, Exchange Street, Manchester, M2 7BR
329 Royal Exchange, Exchange Street, Manchester, M2 7BR
16 Market Street, Manchester, M1 1PT
328 Royal Exchange, Exchange Street, Manchester, M2 7BR
16 - 18 Royal Exchange Arcade, Manchester, M2 7EA
7 - 9 Old Bank Street, Manchester, M2 7PE
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
Unit 5, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Part Sixth Floor FRT, Acresfield, 10 Exchange Street, Manchester, M2 7HA
1 Royal Exchange Arcade, Manchester, M2 7EA
19 Royal Exchange Arcade, Manchester, M2 7EA
Watches Of Switzerland, 9 - 11 St Ann's Square, Manchester, M2 7EF
Lululemon, 7 St Ann's Square, Manchester, M2 7EF
13 Old Bank Street, Manchester, M2 7PE
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
5 Old Bank Street, Manchester, M2 7PE
2 Cross Street, Manchester, M2 7AE
232 Royal Exchange, Exchange Street, Manchester, M2 7DD
231 Royal Exchange, Exchange Street, Manchester, M2 7DD
Fifth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
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
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
48 Royal Exchange, Exchange Street, Manchester, M2 7DA
225 - 226 Royal Exchange, Exchange Street, Manchester, M2 7DA
149 Royal Exchange, Exchange Street, Manchester, M2 7BZ
324 - 325 Royal Exchange, Exchange Street, Manchester, M2 7BR
43 - 45 Royal Exchange, Exchange Street, Manchester, M2 7DA
514 - 516 Royal Exchange, Exchange Street, Manchester, M2 7EN
521 Royal Exchange, Exchange Street, Manchester, M2 7EN
513 Royal Exchange, Exchange Street, Manchester, M2 7EN
429 - 430 Royal Exchange, Exchange Street, Manchester, M2 7EP
517 - 518 Royal Exchange, Exchange Street, Manchester, M2 7EN
444 - 446 Royal Exchange, Exchange Street, Manchester, M2 7EP
228 Royal Exchange, Exchange Street, Manchester, M2 7DD
9 Old Bank Street, Manchester, M2 7PE

STARBUCKS COFFEE, Unit 4 At, 8 - 10 Exchange Street, Manchester, M2 7HA
Unit 1, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Units 2 And 3, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Ground Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
8 Royal Exchange Arcade, Manchester, M2 7EA
4 Royal Exchange Arcade, Manchester, M2 7EA
12 Royal Exchange Arcade, Manchester, M2 7EA
6 Royal Exchange Arcade, Manchester, M2 7EA
2A Cross Street, Manchester, M2 7AE
3 Exchange Street, Manchester, M2 7EE
16 Cross Street, Manchester, M2 7AE
31 Royal Exchange Arcade, Manchester, M2 7EA
5 Exchange Street, Manchester, M2 7EE
10 Royal Exchange Arcade, Manchester, M2 7EA
6 Market Street, Manchester, M1 1PT
14 Royal Exchange Arcade, Manchester, M2 7EA

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL