

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145218/FO/2026
Date registered valid: 18 February 2026
Proposal: Installation of entrance door.
Address: 44 Oxford Street, Manchester, M1 5EJ
Ward(s): Deansgate Ward

Applicant: Liora Baron Chopstix Stores Ltd
Agent (if any): Mr Max Scott Hyphen
Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **9 March 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 March 2026

Standard consultations:

Printed: 23 February 2026 Expired: 16 March 2026

Neighbour notifications

Printed: 23 February 2026 Expired: 16 March 2026

Site notice

Posted: 13 March 2026 Expired: 4 April 2026

Press advert

Published: 3 March 2026 Expired: 24 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

This is a seven-storey mixed use building. The upper storeys are used as a carpark. The ground floor has a commercial use, with three other units neighbouring the application site. The building is composed of red brick with a decorative white stone band across each storey. The site is unique corner building, bordering Oxford Street and Great Bridgewater Street. The site is also bounded by Isabelle Street.

The application site faces Oxford Street, the application has a large stone detail sited above the fascia line, which distinguishes it from the other units.

Description of area

The Oxford Street area of Manchester is an active area of a highly commercial character. Pedestrian, automobiles and busses are present. Various Class E restaurants, shops, cafes and bars are present. The area is well connected to the Oxford Road Educational Corridor, St. Peter's Square, Chinatown and Piccadilly. Multiple listed buildings provide character to the area including St James Building (Grade II), No61 Oxford Street (Grade II), Canada House (Grade II) and the Grade II* Churchgate House which is adjacent to the application site and is pictured above.



Description of development

Full planning consent is sought for the installation of 1no. Entrance door to consisting of a fully glazed double door relocated from the left side of the shopfront to a central location.



Proposed door in situ

Consultations & Notification Responses

Publicity

A site notice was posted. Letters were sent to surrounding residents and businesses; no representations have been received.

Highway Services – No objections, doors should be inward opening to reduce impact on the highway.

Environmental Health – No comments.

Greater Manchester Police – No objections. Suggested the doors are security-certified to standard BS PAS 24, LPS 1175 B3/SR2 or STS 202 BR2 and all new glazing incorporates at least one pane of laminated glass with a 1.5mm PVB interlayer or a glass rated as P4A under EN 356.

Policy

The following policies are relevant to consideration of this application within the development plan:

Places for Everyone Joint Development Plan (2024-2039)

JP-P1 Sustainable Places

JP-P2 Heritage

Manchester Core Strategy (2012-2027)

DM1 Development Management

SP1 Spatial Principles

CC10 A Places for Everyone

Saved Unitary Development Policy

DC14 Shopfronts and Related Signs

DC19 Listed Buildings

Other Material Considerations:

National Planning Policy Framework

Chapter 12 Achieving well design places

Chapter 16 Conserving the historic environment

Shopfront and Signage Design Guide (2024)

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Issues

Visual amenity and impact on setting of Listed Buildings

Chapter 12 of the National Planning Policy Framework requires that when assessing design quality Local Planning Authorities consider 'will function well and add to the overall quality of the area', 'are visually attractive' and 'are sympathetic to local character and history, including the surrounding built environment and landscape setting'. The Shopfront and Signage Designing Guide emphasises use of either high-quality modern materials or traditional in proposals of new shopfronts.

The proposed door would preserve much of the existing framing around the site while respraying the frames in a lighter colour; the doors would be slimline and fully glazed. The appearance of the proposed door is considered to be an improvement on the existing. The glazed appearance, retention of existing shopfront framing and slimline dimensions of the proposed door amount to a small change in appearance of the shopfront as a whole. As such the proposed, materials, appearance, details and scale of the new entrance door

In line with requirements of policies DC19, JP-P2, and Chapter 16 of the National Planning Policy Framework, the proposed alteration must be assessed for its impact on the setting of the surrounding Listed Buildings.

Given the particulars discussed above, the development is considered to have a neutral impact on the setting of St James Building (Grade II), No61 Oxford Street (Grade II), Canada House (Grade II) and the Grade II* Churchgate House.

Crime and anti-social behaviour

The proposed doorway would feature toughened security glass, and double glazing for thermal comfort. Greater Manchester Police Services did not have any objections to the proposed doorway. Given this the doorway is not expected to increase nor facilitate crime and anti-social behaviour in the area and is therefore acceptable under policies JP-P1 and DM1.

Accessibility

Proposed doorway would be have hold open devices and inward opening, thereby facilitating access for disabled and ambulant disabled users. This is acceptable under policies DM1, DC14 and CC10.

Conclusion

The proposed installation of 1no. glazed doorway, is considered to be a minimal change in appearance that enhances the visual permeability of the shopfront, while retaining the architectural character and accessibility of the application site, with a neutral impact on the surrounding historic environment. The materials, siting, scale and appearance are acceptable in in line with the surrounding environment, for these reasons the development is considered to be acceptable pursuant to Core Strategy policies DM1, SP1 and CC10; Places for Everyone Joint

Development Plan policies JP-P1 and JP-P2, and Saved Unitary Development Plan policies DC14 and DC19.

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:

Article 35 Declaration

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 31 March 2026:

- Drawing: 9987-HYP-ZZ-00-D-A-200 P7

- Drawing: 9987-HYP-ZZ-00-D-A-500 P4
- Drawing: 9987-HYP-ZZ-00-D-A-501 P4

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 and saved policy DC14.

3) The door frame used on the external surfaces of the development hereby approved shall be:

- Colour: RAL 910
- Dimensions: 59mm (W)

As specified on approved drawing ref. 9987-HYP-ZZ-00-D-A-200 P7

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

TESCO Express, Unit A, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
PIZZAEXPRESS, Unit B, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Bundobust, 61 - 73 Oxford Street, Manchester, M1 6EQ
Eighth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6FQ
Fifth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Temple Of Convenience, 100 Great Bridgewater Street, Manchester, M1 5JW
46 Oxford Street, Manchester, M1 5EJ
48 Oxford Street, Manchester, M1 5EJ
50 Oxford Street, Manchester, M1 5EJ
Seventh Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Sixth Floor, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
Suite 9, 67 - 73 Oxford Street, Manchester, M1 6EQ
Basement, 67 - 73 Oxford Street, Manchester, M1 6EQ
1 Chepstow Street, Manchester, M1 5FW
61 Oxford Street, Manchester, M1 6EQ
Ground Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Third Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
Fourth Floor, 61 - 73 Oxford Street, Manchester, M1 6EQ
St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ
36 - 38 Oxford Street, Manchester, M1 5EJ
Basement, St James Building, 61 - 65 Oxford Street, Manchester, M1 6EQ
67 - 73 Oxford Street, Manchester, M1 6EQ
William Hill, 40 - 42 Oxford Street, Manchester, M1 5EJ
61 - 65 Oxford Street, Manchester, M1 6EQ

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
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL