

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145091/FO/2026

Date registered valid: 3 February 2026

Proposal: Installation of lead covering to window cills at first and second floor to St Ann's Passage elevation.

Address: Old Exchange Buildings, 6 St Ann's Passage, Manchester, M2 6BE

Ward(s): Deansgate Ward

Applicant: Janine Burrows Staffordshire Pension Fund

Agent (if any): Mr Craig Foster Craig Foster Architects

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16/03/2026

Application details

Type of application: Full Application Consent

Development type: Minor Office

Date of site visit:

Standard consultations:

Printed: 6 February 2026 Expired: 27 February 2026

Neighbour notifications

Printed: 6 February 2026 Expired: 27 February 2026

Site notice

Posted: 6 February 2026 Expired: 27 February 2026

Press advert

Published: 10 February 2026 Expired: 3 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed Old Exchange building, present at 6 St Anns Passage. The property is three storey, with two storey attic, and dates from 1897. Its façade is completed in a red sandstone, with ornate detailing to its upper floors. The property features a well preserved ground floor shopping arcade, providing pedestrian access between St Anns Passage and King Street. The property's sandstone cills to its upper floors on King Street elevation have been covered with lead flashing in order to prevent them from eroding through exposure to rainwater. The property's cills to St Anns Passage feature no lead flashing and show visible signs of wear/erosion.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area comprises that of Manchester City Centre and the heart of the St Anns Square Conservation Area. In light of the area's status as a conservation area, neighbouring development is typically small scale, at three to five storeys, and is of mixed Victorian and Edwardian stock, with some modern properties also being present, as well as that of the Grade I listed Georgian St Anns Church. Other neighbouring listed buildings and structures comprise of the Grade II listed 33 King Street, 35 and 37 King Street, Thomas's Chop House, Winters Buildings and listed monument and graves by St Anns Church. Neighbouring uses are largely comprised of commercial class E shop, café and restaurant uses, with some residential development present within the upper floors of neighbouring properties (Class C3).

Description of development

The application seeks planning permission for the installation of lead flashing to the property's first and second floor cills on its St Anns Passage elevation.

The proposed lead flashing would be secured by steel welt clips, with lime mortar applied under the flashing to create a gentle fall to allow for rainwater run off.

The property corner bay windows would, in addition to that of the aforementioned lead flashing, would have a timber beading detail applied to them to minimise water ingress.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

145092/LO/2026 - Listed Building Consent for the installation of lead covering to window cills at first and second floor to St Ann's Passage elevation – Application pending consideration.

120564/LO/2018 - LISTED BUILDING CONSENT for new shop fit out of existing empty retail unit, including new fixtures and fittings to ground and first floors plus new signage – Approved January 2019.

120563/AO/2018 - New hanging sign to existing retail unit. – Approved January 2019.

Consultations & Notification Responses

Publicity – A site notice and press notice were issued. Neighbouring properties were notified of the development by letter. No representations were received.

Historic England – No objection.

Policy

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-Stat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

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 SP1 – Spatial Principles
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

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
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

Draft National Planning Policy Framework (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.

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

The proposed development would see the external alteration of a listed building in order to safeguard its sandstone façade from further erosion/deterioration caused by rainwater. On the basis the proposals would help preserve the health and viability of a listed building, thereby ensuring a building of heritage value remains occupied and continues to contribute to Manchester City Centre's economy, the proposal accords with Places for Everyone Plan Policy JP-Strat1 and JP-Strat2, and Manchester Core Strategy Policies SP1, EC2, EC3, CC1 and DM1, in principle subject to the matters discussed below.

Visual Amenity and Heritage

The Old Exchange Building is an ornate and architecturally impressive late Victorian commercial building, serving as a reminder of the economic importance of King Street in Manchester's history. The property despite its ornate façade does show some signs of wear, with its sandstone cills being visibly eroded along its St Anns Passage façade. It is noted that lead flashing to the property's cills is already present along the listed building's King Street elevation, being visible from the street scene and whilst protecting the property's stonework does slightly detract from the appearance of the property, with it clashing with its sandstone façade. The introduction of lead flashing to the property's rear elevation on St Anns Passage, in a similar vein to that of the King Street elevation, is likely to have some material impact on the appearance of the listed building.

The submission has been accompanied by supporting information which confirms that the only other alternative to restoring the property's stone cills would be their wholesale replacement. Any replacement is unlikely to be an exact match and is considered would result in a more notable intervention on the building. In comparison to this, the insertion of lead flashing is considered to be such a minor impact on the listed building, with it echoing an existing arrangement on site, that it would only result in a low level of less than substantial harm being caused to the listed building and appearance of the local street scene.

The installation of timber beading to the property's bay corner windows would be an insignificant alteration, with the property's stone cills and parapets, obscuring them from view. Subject to the beading being coloured to match that of the property's windows, this element of the development would have a neutral impact on the listed building, neighbouring listed buildings and wider street scene.

It is recognised that the carrying out of the proposals would prevent the continued erosion of the property's stone cills and water ingress into the listed building, thereby ensuring the longevity of the listed building. In light of this, it is considered the public benefits of the proposal would outweigh the recognised harm in this instance. As such, the proposal is acceptable in this regard and accords with Places for Everyone Plan Policy JP-P2, Manchester Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, and the Planning (Listed Building and Conservation Areas) Act 1990.

Residential Amenity

The proposal would see the cosmetic alteration of an existing building in a commercial use. Due to the small scale nature of the proposed works, it is considered that any impact on neighbouring amenity would be negligible. On this basis, the proposal accords with Manchester Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Highway Safety

The application site is bound by two pedestrianised roads, King Street and St Anns Passage. Whilst a scaffold is required for the carrying out of the proposed works, such agreements would be sought under different legislation under the control of the Highway Authority. On this basis, as well as how the proposed development only concerns cosmetic alterations of the application site, it is considered that the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, EC2, EC3, CC1, CC9, EN1, EN3, and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, Places for Everyone Plan Policies, JP-Strat2 and JP-P2, National Planning Policy for Waste, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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:

- o 25134-5-100-PA: Location Plan
- o 25134-5-101 Rev PA: Block Plan
- o 25134-5-102 Rev PA: Elevations
- o 25134-5-103 Rev PD: Cill Detail (Received 04/03/2026)

- o Design and Access Statement (Prepared by Craig Foster Architects)
- o Heritage Impact Assessment R3 (Prepared by Craig Foster Architects; Dated 02/03/2026; Received 04/03/2026)

All stamped as received by the City Council as Local Planning Authority on 03/02/2026, unless specified otherwise.

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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Advertising Right JC Decaux Adjacent To 42, King Street, Manchester, M2 6BA
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
Third Floor, 40 - 44 King Street, Manchester, M2 6BA
Second Floor, 40 - 44 King Street, Manchester, M2 6BA
Suite 3C Part Third Floor, 40 - 44 King Street, Manchester, M2 6BA
Suite 3B Part Third Floor, 40 - 44 King Street, Manchester, M2 6BA
Suite 1B Part First Floor, 40 - 44 King Street, Manchester, M2 6BA
42 King Street West, Manchester, M3 2WY
Neals Yard Remedies, 27 King Street, Manchester, M2 6AF
1 - 3 St Ann's Passage, Manchester, M2 6AB
Second Floor, 6 St Ann's Passage, Manchester, M2 6AB
40 - 44 King Street, Manchester, M2 6BA
44 King Street, Manchester, M2 6BA
31 King Street, Manchester, M2 6AA
5 - 7 St Ann's Passage, Manchester, M2 6AB
St Anns Church, St Ann Street, Manchester, M2 7LF
Suite 1A Part First Floor, 40 - 44 King Street, Manchester, M2 6BA
Basement To First Floor, 33 King Street, Manchester, M2 6AA
39 South King Street, Manchester, M2 6DE
33 King Street, Manchester, M2 6AA
38 - 42 King Street, Manchester, M2 6BA
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
48 King Street, Manchester, M2 4LG
46 King Street, Manchester, M2 4LG

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

