MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143997/FO/2025
Date registered valid:	17 September 2025
Proposal:	Elevational alteration to create new external entrance to ground floor unit.
Address:	1 St James's Square, Manchester, M2 6DN
Ward(s):	Deansgate Ward
Applicant:	Mr Nathaniel Schimmel Quilton Properties Ltd
Agent (if any):	Mr Jonathan Davidson Jonathan Davidson Architects
Case officer:	Lea Joseph Tel: 0161 227 3644 Email: lea.joseph@manchester.gov.uk
Recommendation:	**7 November 2025**
Date of recommendation:	**Approve**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 October 2025

Standard consultations:
Printed: 24 September 2025 Expired: 15 October 2025

Neighbour notifications
Printed: 24 September 2025 Expired: 15 October 2025

Site notice
Posted: 8 October 2025 Expired: 29 October 2025

Press advert
Published: 30 September 2025 Expired: 21 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

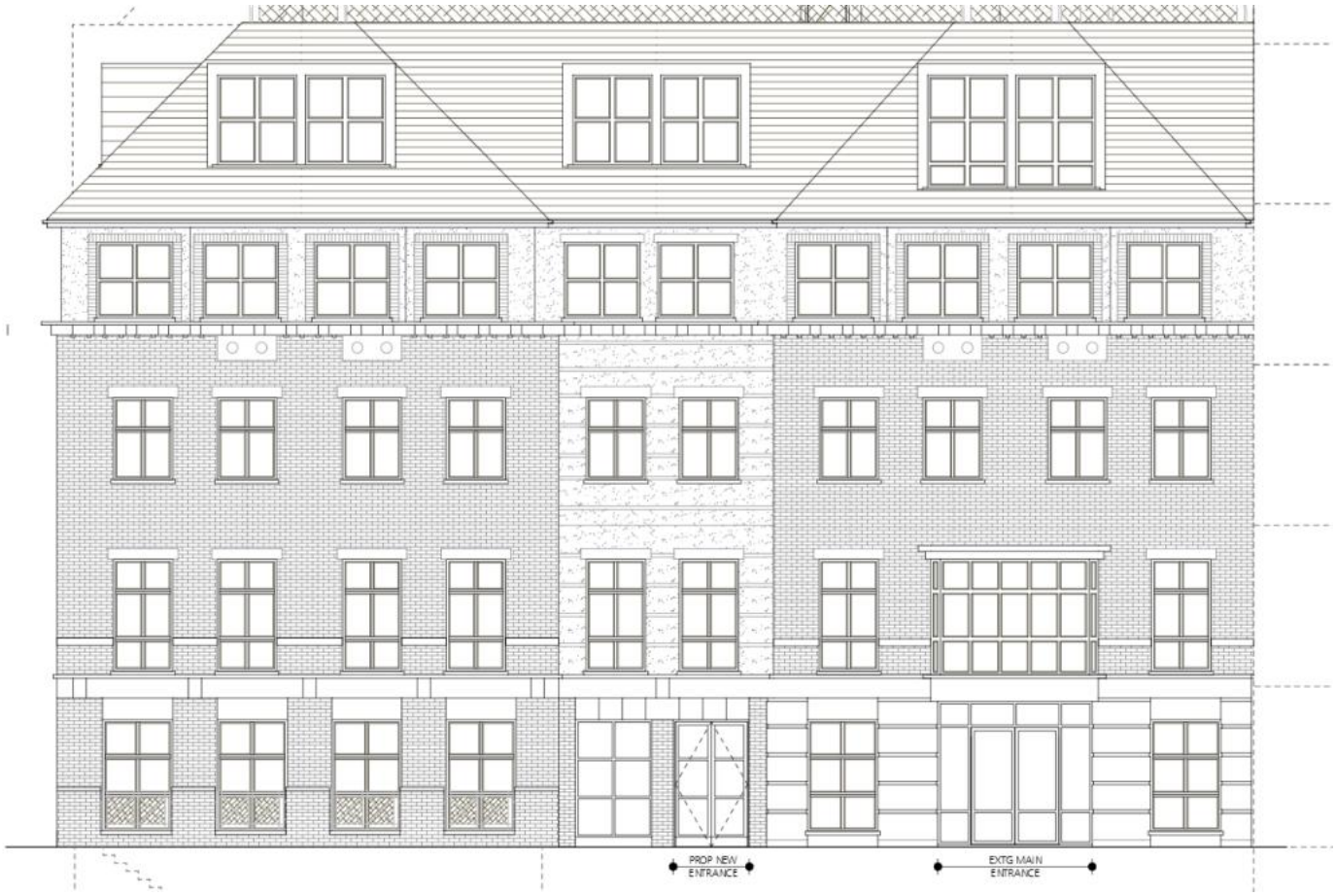
Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order:

1 St Jame's Square is a five-storey office building with dormer windows at the roof level. The building is composed of red brick with stone accent banding and decorative sandstone window aedicules. Identical rows of mullioned windows enhance the balance and proportion of the building. Decorative sandstone trabeation can be seen between the third and fourth floor windows. A bow window is present at the centre of the office block's façade.

Description of area
St. James's Square is a small side street in the heart of Manchester City Centre. The street is bounded by South King Street, Cross Street and John Dalton Street. There is a vibrant and lively pedestrian atmosphere within the area and a variety of Class E uses including the retails shops along King Street, and a predominance of restaurants, cafes and bar uses along Cross Street and John Dalton. Office uses also add to the character of the area. The historic environment also creates a sense of place. The site is surrounded by listed assets, including Anglia House (Grade II), No.1 Albert Square (Grade II), No.41 South King Street (Grade II), No.48 King Street (Grade II), Eagle House (Grade II) and others.

Description of development
Planning consent is sought for elevational alterations to create a new entrance to a vacant ground floor unit within the site. Existing ground floor windows will be retained and modified. The window's width will be increased to allow for double-door access and the addition of necessary mechanics. Brickwork will be removed from the space between two ground floor windows to allow widening on the façade. One window will become a double door, functioning with an automatic mechanism. The other will be converted to a fixed glazed panel. Underlying structure within the building will be unaffected. Stone decoration will be added at the head of the new entrance in order to match the remaining windows on the façade.



Consultations & Notification Responses

Highway Services – No objections. The proposed entrance would not impact the adopted highway. The inward opening mechanism is acceptable in principle.

Policy

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

Manchester Core Strategy (2012-2027)
DM1 Development Management
SP1 Spatial Principles

CC8 Change and Renewal
CC10 A Place for Everyone

Unitary Development Plan Policies
DC19 Conservation Areas

Places for Everyone Joint Development Plan
JP-P1 Sustainable Places

Other Material Considerations:

National Planning Policy Framework
Chapter 12 Achieving well-designed places

Issues

Principle of Development

The proposed entryway will provide direct street-level access to a ground floor unit within No. 1 St. James's Place. The existing ground floor unit is current accessible via the central lobby. The unit has sat vacant for four years.

The proposed alterations would broaden the potential Class E uses on the site. As such the development is acceptable in principle pursuant to policies CC8, DM1, CC10 and the National Planning Policy Framework Chapter 12.

Visual Amenity, Impact on the Conservation Area

Policy DM1 sets out considerations when evaluating development proposals. This policy requires that siting, scale, form, materials and detail are taken into consideration. As well as considerations of accessibility and visual amenity.

The proposed alterations have been carefully designed to maintain the architectural language of the site's façade and minimise the change in appearance of the building. The existing cavities of windows will be extended slightly with a minor alteration to the brickwork in order to facilitate the widening of the windows into a new entry way. New stone will be added above the newly created entry in order to maintain a harmonious frontage and match the existing. The location proposed location of the entry is the best suited to the proposal as it minimises the impact on the symmetry between ground floor and the first and second floors.

Given the above details, the design proposal is considered to be acceptable pursuant to policy DM1, The National Planning Policy Framework Chapter 12 and JP-P1.

As is required by policy DC18, potential adverse impacts to the historic character of the St. Ann's Conservation Area must be taken into consideration in development decisions. The proposed alterations, on balance, are minor, as existing cavities are being repurposed, therefore, the change in appearance within the street scene is minor. Further the proposal would allow for an activate ground floor street frontage on an elevation that does not currently have any active ground floor uses.

Accessibility

Policy CC10 requires that new development's implement a high standard of accessibility in their design.

The proposed door installation will consist of a fully accessible, automatic double door. The external and internal ground will be made flush to allow level access. The existing internal entry point via the site's lobby is a single door. As such, the proposed entryway is an improvement on the existing that enhances access and enables a diverse range of users to enter the ground floor space. Therefore, the proposed alterations would meet the accessibility requirements set out in policies DM1, CC10 and SP1.

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
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 17 September:

   Drawing (Floor Plan): 392 PD 1001

   Drawing (Elevation): 392 PD 1002

   Drawing (Elevation): 392 PD 1004

   Document: Design & Access Statement, 392 PD 6001

   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 DC18.

3) The materials used in the external surfaces of the new entrance hereby approved shall match the existing windows in terms of type, size, colour, and texture.

   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

Flat 55, 31 John Dalton Street, Manchester, M2 6AL
Flat 52, 31 John Dalton Street, Manchester, M2 6AL
Flat 45, 31 John Dalton Street, Manchester, M2 6AL
Flat 38, 31 John Dalton Street, Manchester, M2 6AL
Flat 32, 31 John Dalton Street, Manchester, M2 6AL
Flat 30, 31 John Dalton Street, Manchester, M2 6AL
Flat 14, 31 John Dalton Street, Manchester, M2 6AL
Flat 5, 31 John Dalton Street, Manchester, M2 6AL
First Floor, 39 South King Street, Manchester, M2 6DE
11 St James's Square, Manchester, M2 6DN
46 King Street, Manchester, M2 4LG
Second Floor, 41 South King Street, Manchester, M2 6DE
Flat 60, 31 John Dalton Street, Manchester, M2 6AL
Flat 43, 31 John Dalton Street, Manchester, M2 6AL
Flat 21, 31 John Dalton Street, Manchester, M2 6AL
Flat 16, 31 John Dalton Street, Manchester, M2 6AL
Flat 9, 31 John Dalton Street, Manchester, M2 6AL
54 King Street, Manchester, M2 4LY
Second Floor, 39 South King Street, Manchester, M2 6DE
Fourth Floor, 7 St James's Square, Manchester, M2 6DN
Third Floor, 7 St James's Square, Manchester, M2 6DN
Basement, 7 St James's Square, Manchester, M2 6DN
Second Floor, 7 St James's Square, Manchester, M2 6DN
The Dalton Street Salon, Unit B, 11 St James's Square, Manchester, M2 6DN
First Floor, 41 South King Street, Manchester, M2 6DE
Third Floor, 1 St James's Square, Manchester, M2 6DN
48 King Street, Manchester, M2 4LG
Flat 47, 31 John Dalton Street, Manchester, M2 6AL
Flat 35, 31 John Dalton Street, Manchester, M2 6AL
Flat 25, 31 John Dalton Street, Manchester, M2 6AL
Flat 8, 31 John Dalton Street, Manchester, M2 6AL
Flat 3, 31 John Dalton Street, Manchester, M2 6AL
56 King Street, Manchester, M2 4LY
35 South King Street, Manchester, M2 6DE
Ground Floor, 7 St James's Square, Manchester, M2 6DN
First Floor, 7 St James's Square, Manchester, M2 6DN
Ground Floor, 1 St James's Square, Manchester, M2 6DN
52 King Street, Manchester, M2 4LY
First Floor, 1 St James's Square, Manchester, M2 6DN
60 King Street, Manchester, M2 4LZ
Flat 56, 31 John Dalton Street, Manchester, M2 6AL
Flat 49, 31 John Dalton Street, Manchester, M2 6AL
Flat 40, 31 John Dalton Street, Manchester, M2 6AL
Flat 37, 31 John Dalton Street, Manchester, M2 6AL
Flat 31, 31 John Dalton Street, Manchester, M2 6AL
Flat 28, 31 John Dalton Street, Manchester, M2 6AL
Flat 18, 31 John Dalton Street, Manchester, M2 6AL
Flat 11, 31 John Dalton Street, Manchester, M2 6AL
My Thai, Unit C, 11 St James's Square, Manchester, M2 6DN
Basement, 11 St James's Square, Manchester, M2 6DN

58 King Street, Manchester, M2 4LY
Flat 51, 31 John Dalton Street, Manchester, M2 6AL
Flat 50, 31 John Dalton Street, Manchester, M2 6AL
Flat 33, 31 John Dalton Street, Manchester, M2 6AL
Flat 29, 31 John Dalton Street, Manchester, M2 6AL
Flat 27, 31 John Dalton Street, Manchester, M2 6AL
Flat 23, 31 John Dalton Street, Manchester, M2 6AL
Flat 19, 31 John Dalton Street, Manchester, M2 6AL
Unit A, 11 St James's Square, Manchester, M2 6DN
Flat 54, 31 John Dalton Street, Manchester, M2 6AL
Flat 53, 31 John Dalton Street, Manchester, M2 6AL
Flat 44, 31 John Dalton Street, Manchester, M2 6AL
Flat 26, 31 John Dalton Street, Manchester, M2 6AL
Flat 22, 31 John Dalton Street, Manchester, M2 6AL
Flat 13, 31 John Dalton Street, Manchester, M2 6AL
Flat 10, 31 John Dalton Street, Manchester, M2 6AL
Flat 2, 31 John Dalton Street, Manchester, M2 6AL
Little Mr Male Grooming, The Kiosk, 11 St James's Square, Manchester, M2 6DN
7 St James's Square, Manchester, M2 6XX
Flat 59, 31 John Dalton Street, Manchester, M2 6AL
Flat 58, 31 John Dalton Street, Manchester, M2 6AL
Flat 48, 31 John Dalton Street, Manchester, M2 6AL
Flat 41, 31 John Dalton Street, Manchester, M2 6AL
Flat 36, 31 John Dalton Street, Manchester, M2 6AL
Flat 24, 31 John Dalton Street, Manchester, M2 6AL
Flat 15, 31 John Dalton Street, Manchester, M2 6AL
Flat 12, 31 John Dalton Street, Manchester, M2 6AL
Flat 7, 31 John Dalton Street, Manchester, M2 6AL
Flat 4, 31 John Dalton Street, Manchester, M2 6AL
Flat 1, 31 John Dalton Street, Manchester, M2 6AL
Basement, 41 South King Street, Manchester, M2 6DE
Fourth Floor, 1 St James's Square, Manchester, M2 6DN
Second Floor, 1 St James's Square, Manchester, M2 6DN
Third Floor, 41 South King Street, Manchester, M2 6DE
Flat 57, 31 John Dalton Street, Manchester, M2 6AL
Flat 46, 31 John Dalton Street, Manchester, M2 6AL
Flat 42, 31 John Dalton Street, Manchester, M2 6AL
Flat 39, 31 John Dalton Street, Manchester, M2 6AL
Flat 34, 31 John Dalton Street, Manchester, M2 6AL
Flat 20, 31 John Dalton Street, Manchester, M2 6AL
Flat 17, 31 John Dalton Street, Manchester, M2 6AL
Flat 6, 31 John Dalton Street, Manchester, M2 6AL
Third Floor, 39 South King Street, Manchester, M2 6DE
29 John Dalton Street, Manchester, M2 6FW
Ground Floor, 41 South King Street, Manchester, M2 6DE
Fifth Floor, 1 St James's Square, Manchester, M2 6DN
39 South King Street, Manchester, M2 6DE
50 King Street, Manchester, M2 4LY

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