MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144936/FO/2026 and 144937/LO/2026
Date registered valid:	13 January 2026
Proposal:	Replacement of roof light.
Address:	8 King Street, Manchester, M2 6AQ
Ward(s):	Deansgate Ward
Applicant:	Strathclyde Pension Fund
Agent (if any):	Andrew Burns Atelier MB
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	144936/FO/2026 – Approve 144937/LO/2026 - Approve
Date of recommendation:	23 February 2026

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other and Listed building alteration

Date of site visit: 19 January 2026

Standard consultations:
Printed: 16 January 2026 Expired: 6 February 2026

Neighbour notifications
Printed: 16 January 2026 Expired: 6 February 2026

Site notice
Posted: 19 March 2026 Expired: 11 April 2026

Press advert
Published: 20 January 2026 Expired: 10 February 2026

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: Not applicable

Description of building

The building is Grade II Listed and is located on a prominent corner site within St Ann's Square Conservation Area with frontages on King Street, Deansgate, Ridgefield and South King Street. It has commercial units at the ground floor and residential apartments above.

The building has high architectural, historic and townscape interest and was originally used as law chambers with retail units to ground floor. It was constructed between 1870 and 1880. The building is four-storeys with the principal facades (King Street and Deansgate) constructed in sandstone and the Ridgefield and South King Street elevations constructed in red brick. The windows are arched to the lower floors, and square-headed to the top storey.

The appearance of the ground floor shop frontages has been substantially altered to a varying extent. It is of a Muted eclectic style and has features including canted corners, sill-bands to the upper floors and Gothic styling with Italianate references and a trapeziform plan. Above ground floor, the external elevations are well preserved, and the building remains an important contributor to the overall significance and the character and street scene of the conservation area.

The roof has however been replaced previously and is covered with modern tiles. It is no longer in its original form and flat areas have been added to front and rear. A non-original central

glazed pyramid with red painted metal framing painted is located in the centre. The chimney stacks have been removed but the pediment remains on the Deansgate facing elevation.

The building is currently scaffolded and works to replace roof materials and repair the roof and elevations are ongoing.

Description of area

The building is located within the St Anns Square Conservation Area and is within the commercial core of the City Centre.

The Grade II Listed 105-113 Deansgate, and former Kendal's Department Store are opposite the site and the Grade II Listed 15-17 King Street, 19 King Street, 28 King Street and 19 South King Street are also close by.

The main elevation of the building is located on Deansgate which is a Roman Road and a major gateway route that runs from the North of the City Centre to Castlefield in the South. King Street is a prime shopping street and hosts a number of events throughout the year.

The area in which the building is located is characterised by historic buildings which contain shops, café, gallery, residential and office uses, with some more modern buildings. Food and drink and associated external seating is also nearby.

Relevant Planning History

Applications referenced 103665/FO/2013/C1 and 103666/LO/2013/C1 were approved in 2013 and allowed the conversion of the upper floors of the building to residential use (Use Class C3)

Applications referenced 140768/FO/2024 and 140769/LO/2024 were approved in September 2024 and allowed the replacement of existing tiles on the roof of the building and external repairs.

Description of development

Listed Building Consent and planning permission is sought to replace the existing non original single glazed, metal framed pyramid light with a bespoke powder coated, double glazed, metal framed pyramid light. The proposed fame would be painted dark grey.

Consultations & Notification Responses

Publicity –

144936/FO/2026 – The application was advertised in the local press as affecting a listed building and a conservation area, letters were sent to surrounding occupiers and a site notice was displayed on site. No responses were received.

144937/LO/2026 - The application was advertised in the local press as an application for Listed Building Consent, letters were sent to surrounding occupiers and a site notice was displayed on site. No responses were received.

Highway Services - Provided advice on licensing and traffic management requirements.

Environmental Health - Confirmed that they have no comments to make.

Local Policy

Places for Everyone -

Policy JP-Strat2 (City Centre)
Policy JP-P 1 (Sustainable Places)
Policy JP-P 2 (Heritage)
Policy JP-P6 (Health)
Policy SP-S1 (Sustainable Development)

The Adopted Core Strategy for the City of Manchester -

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)
Policy CC10 (A place for Everyone)

The Unitary Development Plan for the City of Manchester -

Saved Policy DC19.1 (Listed Buildings)
Saved Policy DC18.1 (Conservation Areas)

National Policy

The National Planning Policy Framework (NPPF)

Section 6 (Building a strong, competitive economy)
Section 7 (Ensuring the vitality of town centres)
Section 8 (Promoting Healthy and Safe Communities)
Section 12 (Achieving well-designed places)
Section 14 (Meeting the challenge of climate change, flooding and coastal change)
Section 16 (Conserving and enhancing the Historic Environment)

Draft National Planning Policy Framework - 16th December 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.

National Planning Practice Guidance (NPPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Impacts on the listed building -

The existing pyramid lantern light is non original and was installed during the 1980s. It is single glazed, failing and painted red. It is considered to have reached the end of its life.

The proposed replacement pyramid lantern light would be double glazed and watertight. It would be constructed in aluminium and glass with the framing powder coated in slate grey (RAL 7016) which would be much more in keeping with the roof materials than the Ox Blood Red colour of the existing lantern. It would have a similar appearance to the existing lantern light and would constitute an improvement on the condition and appearance of the existing.

The replacement of the lantern light would result in an improved condition of the building, lower the risk of damage and allow a future for this listed building. It would also provide better conditions for the people living in the building providing drier and warmer accommodation.

Heritage Impact Conclusion -

The proposals would have a minor beneficial impact on the character of the listed building. The future of the listed building would also be safeguarded, and the accommodation would be more comfortable.

Paragraph 212. Of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Overall, the proposals are not considered to cause harm which addresses the requirements of paragraph 212 of NPPF and the advice within Section 16 of the NPPF in relation to harm.

The proposed works would therefore be consistent with sections 66 and 72 of the Planning Act in relation to preservation and enhancement and comply with Policies EN1, SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policies JP-P1, JP-Strat2 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity.

Climate change and sustainability -

The proposals would improve the thermal performance of the building by the use of a double-glazed system and by removing a faulty and leaking single glazed lantern light.

These works therefore comply with Policies SP1, EN8 and EN15 of the Adopted Core Strategy for the City of Manchester and Policy JP-P1 and JP-S1 of Greater Manchester's Places for Everyone Guidance and Section 14 of the NPPF in relation to improvement on the impact of the use of this building on the environment.

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:

144936/FO/2026 - Approve
144937/LO/2026 - Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application.

Condition(s) to be attached to decision for approval of 144936/FO/2026

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:

The location plan received by the City Council as local planning authority on 13 January 2026

The following drawings referenced:

51204/01 Rev A
2050 P (110)
2050 P (210)
2050 P (211)
2050 P (212)
2050 P (213)

received by the City Council as local planning authority on 13 January 2026

The Heritage Statement Addendum prepared by Atelier.MB received by the City Council as local planning authority on 13 January 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) a) i) Notwithstanding the details submitted with the application, prior to the installation of any new fabric or materials on site that relate to the replacement of the lightwell hereby approved, the following shall be submitted to and approved in writing by the Local Planning Authority:

- hand sized samples and specifications of all materials to be used in all external works.

b) The approved materials shall then be implemented as part of the development.

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.

Condition(s) to be attached to decision for approval of 144937/LO/2026

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:

The location plan received by the City Council as local planning authority on 13 January 2026

The following drawings referenced:

51204/01 Rev A
2050 P (110)
2050 P (210)
2050 P (211)
2050 P (212)
2050 P (213)

received by the City Council as local planning authority on 13 January 2026

The Heritage Statement Addendum prepared by Atelier.MB received by the City Council as local planning authority on 13 January 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

7 Ridgefield, Manchester, M2 6EG
THMG Manchester Clinic, Part Second Floor, 13 Police Street, Manchester, M2 7LQ
Fourth Floor, 13 Police Street, Manchester, M2 7LQ
Second Floor, 13 Police Street, Manchester, M2 7LQ
First Floor, 13 Police Street, Manchester, M2 7LQ
Ground Floor, Cotswold Outdoors, 118 - 124 Deansgate, Manchester, M3 2GQ
Arcane, 2 South King Street, Manchester, M2 6DQ
SUTTON & ROBERTSON, 1A King Street, Manchester, M2 6AW
Third Floor, 13 Police Street, Manchester, M2 7LQ
6 King Street, Manchester, M2 6AQ
Ground Floor And First Floor, 105 - 107 Deansgate, Manchester, M3 2BQ
105 - 107 Deansgate, Manchester, M3 2BQ
Flat 21, 8 King Street, Manchester, M2 6AQ
Flat 20, 8 King Street, Manchester, M2 6AQ
Flat 19, 8 King Street, Manchester, M2 6AQ
Flat 18, 8 King Street, Manchester, M2 6AQ
Flat 17, 8 King Street, Manchester, M2 6AQ
Flat 16, 8 King Street, Manchester, M2 6AQ
Flat 15, 8 King Street, Manchester, M2 6AQ
Flat 14, 8 King Street, Manchester, M2 6AQ
Flat 13, 8 King Street, Manchester, M2 6AQ
Flat 12, 8 King Street, Manchester, M2 6AQ
Flat 11, 8 King Street, Manchester, M2 6AQ
Flat 10, 8 King Street, Manchester, M2 6AQ
Flat 9, 8 King Street, Manchester, M2 6AQ
Flat 2, 8 King Street, Manchester, M2 6AQ
First Floor, 1 Ridgefield, Manchester, M2 6EG
Second Floor, 1 Ridgefield, Manchester, M2 6EG
Flat 8, 8 King Street, Manchester, M2 6AQ
Flat 7, 8 King Street, Manchester, M2 6AQ
Flat 6, 8 King Street, Manchester, M2 6AQ
Flat 5, 8 King Street, Manchester, M2 6AQ
Flat 4, 8 King Street, Manchester, M2 6AQ
Flat 3, 8 King Street, Manchester, M2 6AQ
Flat 1, 8 King Street, Manchester, M2 6AQ
99 Deansgate, Manchester, M3 2BQ
1 King Street, Manchester, M2 6AW
95 - 97 Deansgate, Manchester, M3 2BQ
4 King Street, Manchester, M2 6AQ
1 Ridgefield, Manchester, M2 6EG
Third Floor, 1 Ridgefield, Manchester, M2 6EG
12 - 14 King Street, Manchester, M2 6AG
9 South King Street, Manchester, M2 6DG
16 - 18 King Street, Manchester, M2 6AG
Petit Paris, 10 King Street, Manchester, M2 6AG
1 South King Street, Manchester, M2 6EX
101 Deansgate, Manchester, M3 2BQ
103 Deansgate, Manchester, M3 2BQ
2 Ridgefield, Manchester, M2 6EQ

Third Floor, 2 Ridgefield, Manchester, M2 6EQ

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) -
Area Team Boundary - Name: CENTRAL