MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143838/FO/2025
Date registered valid:	18 September 2025
Proposal:	Retention of Class E uses, with restaurant at ground floor (Class E(b)) and basement as shop (Class E(a)) and a cafe (Class E(b)) added to the basement and external door replacement and installation of an internal riser.
Address:	Basement And Ground Floor, 19 - 21 George Street, Manchester, M1 4HE
Ward(s):	Deansgate Ward
Applicant:	Mr Jason Zheng JHC Estates Ltd
Agent (if any):	
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 11 November 2025

Application details

Type of application: Full Application Consent

Development type: Change of use with external alterations

Date of site visit: 24 September 2025

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

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

Site notice
Posted: 24 September 2025 Expired: 15 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: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of the Building

The building is a Victorian former warehouse building, that is not listed but could be considered a non-designated heritage statement due to its age and external features. These features have been overpainted in the past with flowers coloured red, the base of the building coloured black and the remainder of the front and rear elevations painted cream.

The cills and bars of the rear elevation have also been painted red. The side elevation has a brickwork finish with a brickwork mural of a ship out to sea that is highly visible across the adjacent surface car park and adds interest to this elevation. There are mainly non-original windows and there is other non-original detritus on the building including a flag, bars, adverts and lighting units. The building is in need of investment.

It is bounded by 12 and 17 Charlotte Street, George Street, the surface car park and Saint James Street.

Description of the Area

Surrounding the site is the surface car park and a number of Grade II Listed buildings, including opposite at 42 to 48 George Street, adjacent at 17 George Street and 12 Charlotte Street and to the rear of the building adjacent the car park at 39 to 51 Faulkner Street.

The building is located in the George Street Conservation Area, which has a regular grid pattern of streets established in Georgian times. The most significant building within this area is the Grade I listed Manchester Art Gallery. There are examples of the Italian Palazzo style of architecture on Charlotte Street and late-19th century building on Princess Street. The building is within the centre of the Conservation Area.

It is also within the China Town Area of the City Centre, which emerged in 1970s and retains a strong sense of tradition and community spirit. China Town is characteristically and functionally different to other parts of the City Centre and is of strategic importance. This area includes residential accommodation, and a number of restaurants, shops and leisure uses. The edges of the area have some office accommodation.

Description of Development

Planning permission is sought to retain the use of the ground floor as a restaurant and use the basement as a shop with a cafe and to:

- Replace the basement access door on George Street with a timber panelled door.
- Route a riser through the building with the extract point on the roof.

Consultations & Notification Responses

Highway Services - Advised on licensing and traffic measures requirements and recommended a condition to require the submission and approval of a construction management plan.

Environmental Health - Recommended conditions to require the agreement of opening hours, to restrict the servicing hours, to require the submission and agreement of the scheme of acoustic treatment of the use and equipment and a scheme of extraction for internal plant and to require the implementation of the waste strategy.

Greater Manchester Police - No comments received.

Publicity - The application was advertised in the local press as affecting a conservation area and affecting the setting of listed buildings, a site notice was displayed on site and letters were sent to surrounding occupiers - no responses were received.

Issues

Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-Strat2 (City Centre)
Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)

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 DC10 (Food and Drink)
Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)
Saved Policy DC26 (Development and Noise)

National Planning Policy Framework (NPPF)

Chapter 6 (Building a Strong and Competitive economy)
Chapter 12 (Achieving well-designed and beautiful places)
Chapter 16 (Conserving the Historic Environment)

Issues

Principle of the Development

These works would regularise the uses within the building, allow the inclusion of a cafe and a replacement door and would provide an internal waste store and an internal riser. These works are acceptable in principle as they would control the existing uses and start to improve the appearance of the building and the highway and are acceptable in principle.

Layout, Scale and Appearance, including the impact on the conservation area and nearby listed buildings

The door proposed is a Victorian style timber panelled door that would be in keeping with the age and appearance of this Victorian former warehouse. The existing basement entrance door on George Street is a poor quality and incongruous plain metal door, and the proposed door would be beneficial to the appearance of the building and the setting of the surrounding listed buildings and conservation area.

The rooftop extraction point is unlikely to be seen from street level, but details are required of its appearance and finishes by condition as it could still affect views. This would be concealed within this non-listed building until exiting at roof level. This would avoid additional louvres and an unsightly external flue.

It is considered that the above are beneficial and therefore comply with Section 16 of the NPPF and address section 66 of the Planning Act in relation to preservation and enhancement and are consistent with policy JP-P2 of the Places for Everyone Plan, policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies 18.1 and 19.1 of the Unitary Development Plan

Amenity Issues

There are apartments within many buildings within China Town and so the conditions recommended by the City Council's Environmental Health Service would be applied to the decision with the exception of the construction hours which are instead attached as an informative as they are not controlled by the LPA.

The alterations therefore comply with policy JP-P1 and JP-P2 of Greater Manchester's Places for Everyone Guidance, policies CC9, EN1, EN3, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Highway Safety

A construction management plan was requested for the works by the City Council's highway services. However, as the works requiring planning permission are limited to the replacement or a door and the installation of an extraction riser. It is considered onerous to require a construction management plan for these minimal works. The advice on licencing requirements and traffic management will however be attached to the application as informatives.

Highway Services have no other concerns.

An internal waste site is proposed so bins would no longer be stored on the pavement of Saint James Street.

The alterations therefore comply with policy JP-P1 of Greater Manchester's Places for Everyone Guidance and policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Crime and Disorder

The door will be required by condition to be certified to ensure that it is secure.

Given the above, alterations therefore comply with policy JP-P1 of Greater Manchester's Places for Everyone Guidance and policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Disabled Access

The proposed access into the basement and ground floor of the building is from the existing entrances on George Street, using existing steps due to the level difference of 2160mm between these levels and the street level.

It is not considered possible to provide level access or lift access into the premises for the following reasons:

- There would be loss of original features including the ground floor and basement steps.
- The windows being only partly above street level, do not providing sufficient height clearance to allow access onto a platform lift.
- There is insufficient width within either existing entrance stair to accommodate a platform lift or a stair lift while allowing enough space for escape and access.

The other openings on Saint James Street front onto to a back street with a slim frequently obstructed pavement. They are within the back of house areas of the use including the kitchen and waste store and have the same level difference as George Street.

The applicant has however confirmed that the restaurant staff would assist people who struggle with using the steps.

The basement mini market would bring requested goods from the basement to the entrance for viewing a purchase. Clear signage at the entrance would explain this service.

Given the above, the proposals are considered to be in accordance with policies policy JP-P 1 of Places for Everyone, SP1, CC10 and DM1 of the Core Strategy for the City of Manchester and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester.

Conclusion

This proposal therefore complies with all above policies identified in the policy section of this report.

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:

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 and the agreement of changes to the proposals.

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:

The site location plan received by the City Council as local planning authority on 18 September 2025

The drawings referenced:

A1-001a Rev E

Received by the City Council as local planning authority on 18 September 2025

A1-001c Rev E
A1-001d Rev E

Received by the City Council as local planning authority on 28 August 2025

The following documents:

The acoustic cabinet fans specification sheet
The contra rotating case axial fans specification sheet
The Noise Impact Assessment referenced 19373-NIA-02-AA-RO prepared Clement Acoustics

Received by the City Council as local planning authority on 28 August 2025

The Crime Impact Statement
Servicing & Waste Management Note

Received by the City Council as local planning authority on 18 September 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy.

3) a) The ground floor and basement of the building shall be acoustically insulated and treated to limit the breakout of noise in accordance with the Noise Impact Assessment referenced 19373-NIA-02-AA-RO prepared Clement Acoustics received by the City Council as local planning authority on 28 August 2025 and all recommended mitigation measures within this document shall be implemented within 3 months of the date of approval of this planning permission. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Upon completion of the development, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met and shall be submitted to and approved by the City Council as local planning authority within 3 months of the completion of the development.

c) Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall

be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

4) a) Prior to the installation of the internal and external extraction within the internal riser hereby approved, either a scheme that demonstrates that the riser and rooftop extraction point will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the riser and rooftop extraction point so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first operation of the equipment (part a), a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the extraction equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the extraction and the use of the new kitchen can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

5) a) Prior to the installation of the hereby approved roof mounted extract and the use of the ground floor kitchen, a scheme showing the means of extraction and filtration of cooking odours, including manufacturer's operating instructions and a programme of equipment servicing/maintenance shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before first operation of the of the internal and external extraction equipment and within 3 months of the date of approval of this planning permission and shall remain operational thereafter.

b) Upon completion of the development, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements within part a). The report shall also undertake post completion testing to confirm that this criteria is met and shall be submitted to and approved by the City Council as local planning authority within 3 months of the completion of the development.

c) Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host

building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

6) Notwithstanding the details shown on drawings referenced A1-001B E received by the City Council as local planning authority on 18 September 2025, prior to the commencement of any external works full details of the basement entrance door on George Street as described in the email from Hauyang Properties dated 10th November 2025 shall be submitted for approval in writing by the City Council, as Local Planning Authority. These details shall include:

- Specifications of the materials and colours of door handles, hinges, locks and fixing.
- Specification of the timber to be used for the door and the finishes.
- Detailed and scaled elevation and cross section drawings of the door in context with the building fabric.

The approved materials shall be used in the construction of the development hereby approved.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

7) Notwithstanding the details submitted with the application, prior to the commencement of any external works full details of the rooftop extraction point as shown on drawing referenced A1-001d Rev E received by the City Council, as Local Planning Authority on 28 August 2025 shall be submitted for approval in writing by the City Council, as Local Planning Authority. These details shall include:

- Specifications of the materials and colours.
- Detailed and scaled elevation drawings showing the height above roof level of this.

The approved materials shall be used in the construction of the development hereby approved.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

8) The following security measures shall be implemented as part of the development, completed prior to the first use of the development and retained for the duration of the use of the building:

- The door and shall meet the Secured by Design standards.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

9) The internal waste storage detailed within the approved Servicing & Waste Management Note received by the City Council as local planning authority on 18 September 2025 shall be implemented within 1 month of the date of approval of this planning permission and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

10) The use hereby approved shall not operate outside the following hours and only on the following days:

Ground floor - 11:00 to 22:00 - 7 days per week
Basement - 11:00 to 21:00 - 7 days per week

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

11) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday
10:00 to 18:00 Sunday/Bank Holiday

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

- Monday - Friday: 7.30 - 18:00
- Saturday: 8.30 - 14:00
- Sunday / Bank holidays: No work

2) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

3) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Greater Manchester Police

Flat 301, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat 201, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Unit 2, George House, 48 George Street, Manchester, M1 4HF
48A George Street, Manchester, M1 4HF
Second Floor, Amadeus House, 52 George Street, Manchester, M1 4HF
Fourth Floor, Amadeus House, 52 George Street, Manchester, M1 4HF
Ground Floor Front, 46 - 46A George Street, Manchester, M1 4HF
Flat 303, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Fifth Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
19 - 21 George Street, Manchester, M1 4HE
Basement And Ground Floor, 17 George Street, Manchester, M1 4HE
Flat 203, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Cobac House, 14 - 16 Charlotte Street, Manchester, M1 4FL
Third Floor, Amadeus House, 52 George Street, Manchester, M1 4HF
Flat 403, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat G02, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Third Floor, 46 - 46A George Street, Manchester, M1 4HF
17 George Street, Manchester, M1 4HE
Magnus Ltd, Suite B, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
First Floor And Second Floor, 19 - 21 George Street, Manchester, M1 4HE
Third Floor, 19 - 21 George Street, Manchester, M1 4HE
Flat 102, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Second Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Basement, 46 - 46A George Street, Manchester, M1 4HF
Second Floor, 46 - 46A George Street, Manchester, M1 4HF
Third Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Ground Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Unit 1, George House, 48 George Street, Manchester, M1 4HF
Brindle And Yam Solicitors, Suite A, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Basement, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
First Floor, 46 - 46A George Street, Manchester, M1 4HF
Flat 302, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat 202, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat 103, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Fourth Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Amadeus House, 52 George Street, Manchester, M1 4ZZ
Flat 402, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat 401, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat G01, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
First Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4EX
Flat 101, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
44 George Street, Manchester, M1 4HF
Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
12 Charlotte Street, Manchester, M1 4FL
Ground Floor Rear, 46 - 46A George Street, Manchester, M1 4HF

K2 KARAOKE NIGHTCLUB, Ground Floor And First Floor, Amadeus House, 52 George Street, Manchester, M1 4HF

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
Conservation Area - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL