

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139975/LO/2024		
Date registered valid:	30 May 2025		
Proposal:	Listed Building Consent for external projecting signage, and internal alterations.		
Address:	48 Princess Street, Manchester, M1 6HR		
Ward(s):	Piccadilly		Ward
Applicant:	Ms Nhan Do		
Agent (if any):	Mr Matthew McNulty McNulty Architects		
Case officer:	James		Bridgman
	Tel: 0161 219		6202
	Email: james.bridgman@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	3 November 2025		

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 17 July 2025

Standard consultations:

Printed: 11 June 2025 Expired: 2 July 2025

Neighbour notifications

Printed: 11 June 2025 Expired: 2 July 2025

Site notice

Posted: 12 June 2025 Expired: 12 June 2025

Press advert

Published: 17 June 2025 Expired: 8 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

The application site relates to the basement of No.48 Princess Street, a Grade II listed building which is bounded by Princess Street and Harter Street. The site is within the Whitworth Street Conservation Area.



Figure 1 – Aerial of the applicant site

The building is constructed in red brick with sandstone dressings and a slate roof. The building was a former shipping and packing warehouse and the ground and upper floors have been converted into apartments. The basement is currently vacant but has been previously altered internally when it was occupied as a nightclub. This area is generally of lower significance but still retains the original columns.

Description of development

Listed Building Consent is sought for the installation of an external projection sign and internal alterations within the basement to accommodate a change of use to a restaurant.

External alterations:

- Replacement doors to the rear elevation
- New handles to main entrance door to the side elevation
- Replacement of glazing
- Reinstatement of glazing to existing boarded panels
- Installation of 1no. air vent/louvre to side elevation
- Replacement of existing extraction flue within enclosed lightwell

Internal alterations:

- Removal of partition walls and step to the basement
- The installation of new partition walls and kitchen/servery
- Installation of WCs
- Installation of a new suspended ceiling with acoustic treatment

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

139974/FO/2024 - Change of use to restaurant (Class E), external signage and internal renovations to a listed building – under consideration

142206/AO/2025 - Installation of 1no. illuminated projection sign – under consideration

Consultations

Publicity –The proposal has been advertised, by way of site notice posted and advertisement was placed in the Manchester Evening News as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents.

No representations were received in respect to the listed building consent. However, the planning application (139974/FO/2024) received objections. One of the representations included the following:

Potential harm to the character and setting of the listed building. This includes the reference to wear and tear from high footfall, along with modifications to facilitate restaurant access e.g lighting, signage, or door alterations that may erode the building's heritage.

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-Strat2 – City Centre
- Policy JP-P1 - Sustainable Places
- 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 CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

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 JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

Shopfront Design Guide (2024)

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places

- Chapter 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Impacts on Listed Building

External works

Anodised steel bar handles would be attached to the main entrance door which is an existing modern intervention.

None of the existing windows appear to be original as several of the brick jambs show evidence of previous frames. The existing boarded windows would be replaced with glazing and provides a heritage benefit as it would improve the visual appearance of the listed building.

The lower sections would be clear glass to allow more natural light into the basement, and the upper sections would be obscure glass to conceal the internal suspended ceiling. The existing louvres to the Harter Street side elevation would be removed and replaced with glazing.

Replacement glazing and reinstatement of glazing to boarded panels would be a heritage benefit and would enhance the appearance of the listed building. Glass samples and a methodology for the repairs to frames or detailed design of new frames and installation of glass shall be submitted for approval through condition.

Air intake vent is proposed to the Harter Street elevation to allow for ventilation. A bespoke louvre design or screen is proposed with the final details to be agreed through condition.

Internal works

The basement area has a modern appearance with later partitions and new finishes. The proposal includes the removal of an existing suspended ceiling and partitions which currently abut columns. Particularly within the dining area as shown on the floor plan, the proposal would better reveal existing columns and reinstate the openness and enhance this part of the listed building. These works are supported and would not harm the significance of the building.

The addition of new partitions are considered to be acceptable in the interests of providing W/Cs, private dining areas and a back of house/kitchen area.

The proposal includes the installation of a new suspended ceiling. Given this would follow the removal of an existing suspended ceiling, there is the opportunity to better reveal the historic column heads. Without further investigations such as the removal of the existing ceiling, the extent of the detail head to the columns is unknown. In the interests of revealing as much of the historic feature as possible, a condition will require full and final details to be submitted. This will include section drawings showing the column head and details of any acoustic treatment.

The development is considered to be acceptable and would not result in any harm to the listed building or conservation area. The proposal complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Heritage Assessment

The existing basement area has modern finishes, and the proposal seeks to better reveal existing columns within the dining area. The internal alterations and signage would have neutral impact on the significance of the listed building.

Replacement glazing and reinstatement of glazing to boarded panels would be a heritage benefit and would enhance the appearance of the listed building.

The proposal would not result in the loss of historic fabric and would not detract from the significance or appearance of the former 19th-century building and ensures the group value to the Conservation Area is maintained.

The development is considered to be acceptable and would not result in any harm to the listed building. The proposal complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 based on seeking solutions to problems arising in relation to dealing with the application.

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 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:

- Front and Rear Elevations: 2337-201 REV B
- Side Elevation: 2337-202 REV B
- Detailed Elevations: 2337-203 REV E
- Door and Sign Details: 2337-210 REV B
- Ground Floor Plan: 2337-103
- Section AA: 2337-211 Rev A
- Basement Reflected Ceiling Plan: 2337-102 REV B
- Basement Floor Plan: 2337-101 REV C
- Proposed Site Plan 2337-1001 REV B
- Location Plan: 2337-1002 REV A
- Proposed Ceiling Detail: 2337-301 Rev A
- Partition Detail: 2337-302

All received by the Local Planning Authority on the 16 October 2025

- Elevations of Extraction: A1-002 REV G

Received by the Local Planning Authority on the 13 October 2025

- Demolition-Basement Floor Plan: 2337-002

All received by the Local Planning Authority on the 5 May 2025

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 the National Planning Policy Framework.

- 3) Prior to the removal of any existing boarded panels, a detailed method statement for the installation of the obscure glazing shall be submitted to and approved in writing by the Local

Planning Authority. The method statement shall include details of the materials, fixing methods, and sequencing of works. Samples of the proposed obscure glazing shall also be submitted for approval.

If new glazing cannot be installed into the existing frames, a detailed window design, product specification and samples shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 4) Prior to the removal of any existing glazing, a detailed method statement for the installation of the replacement glazing, including materials, fixing methods, and sequencing of works, shall be submitted to and approved in writing by City Council, as Local Planning Authority. Samples of the obscure glazing shall also be submitted for approval.

If new glazing cannot be installed into the existing frames, a detailed window design, product specification and samples shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 5) Following the removal of the existing suspended ceiling and partitions but prior to any new ceiling works being undertaken, a section drawing of the ceiling shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The drawing shall include a detailed column head section and the extent of any acoustic treatment.

The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 2, 2 Harter Street, Manchester, M1 6HY
Flat 1, 2 Harter Street, Manchester, M1 6HY
Flat 3, 2 Harter Street, Manchester, M1 6HY
Ground Floor, 44 Princess Street, Manchester, M1 6HR
Basement, 48 Princess Street, Manchester, M1 6HR
National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
46 Princess Street, Manchester, M1 6DE
Flat 4, 2 Harter Street, Manchester, M1 6HY

Charlies Night Club, 1 Harter Street, Manchester, M1 6HY
Flat 12, 2 Harter Street, Manchester, M1 6HY
Flat 18, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 2, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 35, 48 Princess Street, Manchester, M1 6HR
Flat 19, 48 Princess Street, Manchester, M1 6HR
Flat 16, 48 Princess Street, Manchester, M1 6HR
Flat 14, 2 Harter Street, Manchester, M1 6HY
Flat 15, 2 Harter Street, Manchester, M1 6HY
Flat 13, 2 Harter Street, Manchester, M1 6HY
Serviced Apartment 16, 2 Harter Street, Manchester, M1 6HY
Flat 22, 2 Harter Street, Manchester, M1 6HY
Flat 18, 2 Harter Street, Manchester, M1 6HY
Flat 17, 2 Harter Street, Manchester, M1 6HY
Flat 20, 2 Harter Street, Manchester, M1 6HY
Flat 19, 2 Harter Street, Manchester, M1 6HY
Flat 21, 2 Harter Street, Manchester, M1 6HY
Flat 16, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 14, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 5, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 9, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 3, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 7, M1 Building, 50 Princess Street, Manchester, M1 6HR
Basement To First Floor, National Museum Of Labour History, 103 Princess Street, Manchester, M1 6DD
Ground Floor To Third Floor, 103 Princess Street, Manchester, M1 6DD
Flat 41, 48 Princess Street, Manchester, M1 6HR
Flat 31, 48 Princess Street, Manchester, M1 6HR
Flat 12, 48 Princess Street, Manchester, M1 6HR
Flat 25, 48 Princess Street, Manchester, M1 6HR
Flat 11, 48 Princess Street, Manchester, M1 6HR
Ground Floor, 46 Princess Street, Manchester, M1 6HR
Manchester Central College, Harter Street, Manchester, M1 6HY
Flat 5, 2 Harter Street, Manchester, M1 6HY
Flat 8, 2 Harter Street, Manchester, M1 6HY
Flat 7, 2 Harter Street, Manchester, M1 6HY
Flat 6, 2 Harter Street, Manchester, M1 6HY
Flat 11, 2 Harter Street, Manchester, M1 6HY
Flat 10, 2 Harter Street, Manchester, M1 6HY
First Floor, 52 Princess Street, Manchester, M1 6JX
Flat 6, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 4, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 8, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 10, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 12, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 17, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 6, 48 Princess Street, Manchester, M1 6HR
Flat 15, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 19, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 14, 48 Princess Street, Manchester, M1 6HR
Flat 3, 48 Princess Street, Manchester, M1 6HR
Flat 4, 48 Princess Street, Manchester, M1 6HR
Flat 102, 2 Waterloo Street, Manchester, M1 6HX
Flat 9, 2 Harter Street, Manchester, M1 6HY

Flat 42, 48 Princess Street, Manchester, M1 6HR
Flat 45, 48 Princess Street, Manchester, M1 6HR
Flat 24, 48 Princess Street, Manchester, M1 6HR
Flat 22, 48 Princess Street, Manchester, M1 6HR
Flat 5, 48 Princess Street, Manchester, M1 6HR
Flat 1, 48 Princess Street, Manchester, M1 6HR
Flat 301, 11 Harter Street, Manchester, M1 6HY
Flat 13, M1 Building, 50 Princess Street, Manchester, M1 6HR
Flat 302, 11 Harter Street, Manchester, M1 6HY
Flat 202, 2 Waterloo Street, Manchester, M1 6HX
Flat 402, 11 Harter Street, Manchester, M1 6HY
Flat 20, 48 Princess Street, Manchester, M1 6HR
Flat 403, 11 Harter Street, Manchester, M1 6HY
Flat 33, 48 Princess Street, Manchester, M1 6HR
Flat 17, 48 Princess Street, Manchester, M1 6HR
Flat 43, 48 Princess Street, Manchester, M1 6HR
Flat 101, 11 Harter Street, Manchester, M1 6HY
Flat 501, 11 Harter Street, Manchester, M1 6HY
Flat 303, 11 Harter Street, Manchester, M1 6HY
Flat G01, 11 Harter Street, Manchester, M1 6HY
Flat 503, 11 Harter Street, Manchester, M1 6HY
Flat 502, 11 Harter Street, Manchester, M1 6HY
Flat G02, 11 Harter Street, Manchester, M1 6HY
Flat 401, 11 Harter Street, Manchester, M1 6HY
Flat 44, 48 Princess Street, Manchester, M1 6HR
Flat 201, 2 Waterloo Street, Manchester, M1 6HX
Serviced Apartment 11, M1 Building, 50 Princess Street, Manchester, M1 6HR
103 Princess Street, Manchester, M1 6DD
Flat 21, 48 Princess Street, Manchester, M1 6HR
Flat 34, 48 Princess Street, Manchester, M1 6HR
Flat 46, 48 Princess Street, Manchester, M1 6HR
Flat 2, 48 Princess Street, Manchester, M1 6HR
Flat 32, 48 Princess Street, Manchester, M1 6HR
Flat 23, 48 Princess Street, Manchester, M1 6HR
Flat 15, 48 Princess Street, Manchester, M1 6HR
Flat 10, 48 Princess Street, Manchester, M1 6HR

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Area Team Boundary - Name: CENTRAL