MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143895/LO/2025
Date registered valid:	12 September 2025
Proposal:	Listed Building Consent for works to fit out the 4th & 5th Floors.
Address:	Pall Mall Court, 67 King Street, Manchester, M2 4PD
Ward(s):	Deansgate Ward
Applicant:	Gunnercooke LLP
Agent (if any):	Mr David Jones Stamp Architects Limited
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10 November 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 18 September 2025

Standard consultations:
Printed: 18 September 2025 Expired: 9 October 2025

Neighbour notifications
Printed: 18 September 2025 Expired: 9 October 2025

Site notice
Posted: 18 September 2025 Expired: 9 October 2025

Press advert
Published: 23 September 2025 Expired: 14 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of the Building

This application relates to Pall Mall Court which is located at 67 King Street and is a Grade II Listed building that was constructed between November 1966 and December 1968 and was listed on the 4th of December 2000. The building was built as an office building and is currently being extensively refurbished to be used as offices for multiple tenants with food and drink uses within the ground floor. It is bounded by Marsden Street, the Pinnacle building, King Street and the pedestrianized Pall Mall.

The building was designed by architects Brett & Pollen and has a strong level of stylistic detailing and massing. The building has a Z-shaped plan and stepped elevations and large spaces of the elevations that are covered by its oriel-style windows with bronzed aluminium, tinted glass, and black-bronze mosaic tilework. It is one of the best examples in Manchester of a high-quality, post-war office building. The materials provide an obvious contrast to the other majority stone built historic buildings on this section of King Street

The building continued to be used as offices throughout the late-20th century, but in recent years the remaining tenants have vacated and prior to the commencement of the works approved within applications referenced 133879/FO/2022 and 133880/LO/2022 the building was almost entirely unoccupied with one tenant remaining.

Description of the site

The Site is situated within the Upper King Street Conservation area and is within an area that historically was mainly full of banking companies, and the resulting buildings are considered to be of a landmark scale with impressive designs. The building is centrally located within the Conservation Area, and a number of Grade II and II* Listed buildings surround the site including the Grade II* 100 King Street and Former Reform Club at 81 King Street and Grade II Listed Atlas Chamber at 98 King Street and Ship Canal House at 88-96 King Street.

The Upper King Street Conservation Area lies in the retail core of the City of Manchester and was designated on 4th November 1970. Many of the buildings located in this part of the conservation area are the City's former, 19th century and 20th century financial district buildings which surround the site. These building provide a rich variety of designs including gothic influences. Pall Mall Court is one of only three later developments on this section of King Street. The others being the adjacent Pinnacle Building at 73-79 King Street and 55 King Street.

Surrounding uses include retail, banks, dining, entertainment, arts, residential and offices.

Planning History

Applications referenced 133879/FO/2022 and 133880/LO/2022 were approved in 2022 and allowed the refurbishment of the building.

Description of development

Listed building consent is sought for the following works:

- The installation of rooms including meeting rooms, studios, IT and record keeping rooms with a mix of Crittall style glazed partitions and stud partitions.
- Decoration works.
- The installation of internal lighting.
- The installation of internal M&E equipment.

This application relates to the fourth and fifth floor of the building. This area of the building is mainly of concrete construction other than the large number of oriel-style windows, which add a significant amount of character to the space. These spaces were originally open plan.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

Issues

Principle of Development

The existing building is a attractive building in the latter stages of refurbishment that makes a positive contribution to the surrounding conservation area and the setting of the nearby listed buildings. The principle of fitting out the space and that the proposed work would allow the occupation of two floors within this listed building is acceptable in principle.

Layout, Scale and Appearance, including the impact on the affected Heritage Assets

Subdivision

The proposals would allow the occupation of two floors within this building. They include some open spaces, and the centre of each floor would be open allowing views from one to end of the space to the other. There are however a number of partitions proposed due to the nature of the business, which is a law firm with storage and privacy requirements. The 5th floor would be significantly more open than the 4th floor.

To address this the proposal includes Crittall style full height glazed partitions where possible. The are still a number of solid partitions proposed, but the amount of glazing has been increased as much as possible, while allowing occupation by the proposed tenant. The amount of glazing proposed is considered to minimises the effect on the original open plan volume of the space ensuring that more views through the space are available and the original volume of the space would still be understood.

The majority of the elevations of this building are covered with windows which means that partitions in most locations have to be attached to mullions and that one or two sides of all meeting rooms will consist of windows. In this context it is considered acceptable that partitions that are attached to mullions have been included in this proposal. This would not be acceptable where there are walls that can be used for this between windows.

The proposal is considered to cause less than substantial harm as a fairly substantial amount of subdivision which includes solid partitions is proposed which block views through the space and interrupt the appreciation of the original volume of the space.

Decoration

The colours proposed in the redecoration differ from those approved within listed building consent application referenced: 133880/LO/2022 but are still heritage colours that are suitable for this age of building and only affect the suites that that this application contains proposals for and do not affect common areas. The colour scheme proposed is therefore acceptable.

M&E

Lighting and M&E is an expected feature of all office spaces and has been sensitively designed for this space as proposed.

Conclusion

The proposals would cause less than substantial harm due to the number of partitions proposed. This is justified by the amount of the space that would be occupied by this tenant and how this will help to ensure a future for this rare type of listed building.

These works are therefore consistent with paragraph 215 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement: and comply with Policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies 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.

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 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 OR Reasons for recommendation to refuse

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced received by the City Council as local planning authority on 20 December 2024

The drawings referenced:

(04) 301 Rev 05
(04) 302 Rev 06
(04) 303 Rev 03
(04) 304 Rev 03
(04) 305 Rev 03
(04) 306 Rev 02
(04) 501 Rev 03
(04) 502 Rev 03
(05) 307 Rev 03
(05) 308 Rev 03
(06) 802 Rev 02
(06) 803 Rev 02
(06) 804 Rev 02
1199-HAR-XX-04-DR-M-5072 Rev P4
1199-HAR-XX-05-DR-M-5072 Rev P4

received by the City Council as local planning authority on 4 September 2025

(04) 005

received by the City Council as local planning authority on 24 October 2025

131 (05) 102 Rev 01

received by the City Council as local planning authority on 27 October 2025

131 (01) 002 Rev 02
131 (01) 003 Rev 02

received by the City Council as local planning authority on 7 November 2025

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 DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Basement 3 Storage 8, 55 King Street, Manchester, M2 4LQ
Sixth Floor And Seventh Floor, 1 Marsden Street, Manchester, M2 1HW
Ground Floor And Mezzanine Floor, 1 Marsden Street, Manchester, M2 1HW
Tenth Floor, 1 Marsden Street, Manchester, M2 1HW
Seventh Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 67 King Street, Manchester, M2 4PD
First Floor, 30 Brown Street, Manchester, M2 1DH
Ground Floor, 30 Brown Street, Manchester, M2 1DH
Second Floor, 82 King Street, Manchester, M2 4WQ
Eleventh Floor, 82 King Street, Manchester, M2 4WQ
84 King Street, Manchester, M2 4WQ
Basement 3 Storage 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 6, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 7, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 16, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 4, 55 King Street, Manchester, M2 4LQ
Eighth Floor, 73 King Street, Manchester, M2 4NG
67 King Street, Manchester, M2 4PD
Fifth Floor, 67 King Street, Manchester, M2 4PD
30 Brown Street, Manchester, M2 1DH
43A Brown Street, Manchester, M2 2JJ
Unit 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 18, 55 King Street, Manchester, M2 4LQ
Fourth Floor, 82 King Street, Manchester, M2 4WQ
Fourth Floor, 55 King Street, Manchester, M2 4LQ
Third Floor, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 1, 55 King Street, Manchester, M2 4LQ
Fourth Floor East Wing, 1 Marsden Street, Manchester, M2 1HW
BROOKS MACDONALD GROUP PLC, Tenth Floor West, 1 Marsden Street, Manchester, M2 1HW
Eighth Floor West, 1 Marsden Street, Manchester, M2 1HW
ENTERPRISES VENTURES LIMITED, Sixth Floor, 73 King Street, Manchester, M2 4NG
Cafe Beermoth, Brown Street, Manchester, M2 1DA
24 Brown Street, Manchester, M2 1DH
Sixth Floor Suite 4, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 2, 55 King Street, Manchester, M2 4LQ
Basement, 82 King Street, Manchester, M2 4WQ
Pall Mall Medical Centre, 61 King Street, Manchester, M2 4PD
Basement 3 Storage 19, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 10, 55 King Street, Manchester, M2 4LQ
Eleventh Floor, 1 Marsden Street, Manchester, M2 1HW
Fifth Floor, 73 King Street, Manchester, M2 4NG
WEIGHTMANS LLP, Seventh Floor, 67 King Street, Manchester, M2 4PD
Ground Floor, 67 King Street, Manchester, M2 4PD
Seventh Floor, 82 King Street, Manchester, M2 4WQ
Tenth Floor, 82 King Street, Manchester, M2 4WQ
SUCCESS APPOINTMENTS LIMITED, Sixth Floor Suite 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 3, 55 King Street, Manchester, M2 4LQ
Unit 2, 55 King Street, Manchester, M2 4LQ

Ground Floor And First Floor, 82 King Street, Manchester, M2 4WQ
Sams Chop House, Chapel Walks, Manchester, M2 1HN
Unit 6, 55 King Street, Manchester, M2 4LQ
Unit 1, 55 King Street, Manchester, M2 4LQ
Ninth Floor, 1 Marsden Street, Manchester, M2 1HW
Ground Floor, 1 Marsden Street, Manchester, M2 1HW
Second Floor And Third Floor, 1 Marsden Street, Manchester, M2 1HW
Eighth Floor, 1 Marsden Street, Manchester, M2 1HW
73 King Street, Manchester, M2 4NG
Fourth Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 73 King Street, Manchester, M2 4NG
Fourth Floor, 67 King Street, Manchester, M2 4PD
Fourth Floor, 81 King Street, Manchester, M2 4AH
Second Floor, 81 King Street, Manchester, M2 4AH
Basement And Ground Floor, 84 King Street, Manchester, M2 4WQ
Ninth Floor, 82 King Street, Manchester, M2 4WQ
Basement 3 Storage 15, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 14, 55 King Street, Manchester, M2 4LQ
Fourth Floor, 1 Marsden Street, Manchester, M2 1HW
Second Floor, 67 King Street, Manchester, M2 4PD
Sixth Floor, 67 King Street, Manchester, M2 4PD
Basement, 67 King Street, Manchester, M2 4PD
Second Floor, 30 Brown Street, Manchester, M2 1DH
Ground Floor, 81 King Street, Manchester, M2 4AH
CHANNEL 4 TELEVISION CORPORATION, Twelfth Floor, 82 King Street, Manchester, M2 4WQ
First Floor, 82 King Street, Manchester, M2 4WQ
First Floor, 86 King Street, Manchester, M2 4WQ
SYMATRIX LTD, Second Floor, 86 King Street, Manchester, M2 4WQ
Third Floor, 82 King Street, Manchester, M2 4WQ
19 Chapel Walks, Manchester, M2 1HN
Basement 3 Storage 12, 55 King Street, Manchester, M2 4LQ
Second Floor, 55 King Street, Manchester, M2 4LQ
Fifth Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 17, 55 King Street, Manchester, M2 4LQ
THE EMERSON GROUP, Basement 3 Storage 11, 55 King Street, Manchester, M2 4LQ
Sports Direct Fitness, Unit 7 To 8, 55 King Street, Manchester, M2 4LQ
Ground Floor, 82 King Street, Manchester, M2 4PJ
Sixth Floor, 82 King Street, Manchester, M2 4WQ
AXA INSURANCE UK PLC, Fifth Floor, 82 King Street, Manchester, M2 4WQ
Eighth Floor, 82 King Street, Manchester, M2 4WQ
First Floor, 55 King Street, Manchester, M2 4LQ
Unit 6A, 55 King Street, Manchester, M2 4LQ
First Floor, 1 Marsden Street, Manchester, M2 1HW
Ninth Floor, 73 King Street, Manchester, M2 4NG
Tenth Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 81 King Street, Manchester, M2 4AH
All Bar One Cafe Bar, 75 - 79 King Street, Manchester, M2 4NG
86 King Street, Manchester, M2 4WQ
Sixth Floor, 55 King Street, Manchester, M2 4LQ
ZEUS CAPITAL LIMITED, Thirteenth Floor, 82 King Street, Manchester, M2 4WQ
Basement 3 Storage 9, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suites 6 To 9, 55 King Street, Manchester, M2 4LQ
Unit 3, 55 King Street, Manchester, M2 4LQ

Unit 4, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 1, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 3, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 13, 55 King Street, Manchester, M2 4LQ
Fourth Floor West Wing, 1 Marsden Street, Manchester, M2 1HW
Fifth Floor, 1 Marsden Street, Manchester, M2 1HW
Eighth Floor To Tenth Floor, 67 King Street, Manchester, M2 4PD
First Floor, 67 King Street, Manchester, M2 4PD
Cafe, 30 Brown Street, Manchester, M2 1DH
Second Floor, 73 King Street, Manchester, M2 4NG

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 - Upper King Street 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 (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL