

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141961/FO/2025

Date registered valid: 12 June 2025

Proposal: Installation of new windows and entrances, with retrospective removal of ground floor canopy and other associated works.

Address: 33 George Street, Manchester, M1 4HQ

Ward(s): Deansgate Ward

Applicant: Mr Daniel Fluss Peachside Limited

Agent (if any): Mr Nick Coffey Gateley Vinden

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24/04/2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 18 June 2025 Expired: 9 July 2025

Neighbour notifications

Printed: 18 June 2025 Expired: 9 July 2025

Site notice

Posted: 18 June 2025 Expired: 9 July 2025

Press advert

Published: 24 June 2025 Expired: 15 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the five storey corner property present at 33 George Street. The building on site likely dates from the mid-19th century, being completed in red brick with sandstone window surrounds. The application property is not listed but due to its age, architectural merit and the contribution it makes to the George Street Conservation Area, it is considered by the Local Planning Authority to be a non-designated heritage asset. The site is bound by George Street, Nicholas Street and St James Street. At ground floor, the property featured a low quality rendered shopfront and canopy that wrapped round the site's Nicholas Street and George Street elevations, now removed. Along the property's St James Street elevation feature a high number of air conditioning units. The site is in active use as a betting shop (Sui Generis) with its upper floors lying in office use (Class E(g)(i)).

Listed building: Not applicable

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre, the George Street Conservation Area and the area known as Chinatown. Chinatown is a distinct neighbourhood within the City Centre, being home to the Chinese community; the neighbourhood plays a key strategic role in the City contributing to the its cultural, tourism and economic sectors. Built development is characterised predominantly by Victorian former warehouses and offices, with some outlying modern infill property's dating from the 1980s, 1990s and 2000s, this includes the rear extension of the Grade I listed Manchester Art Gallery that lies opposite the application site on George Street. A surface car park lies opposite the site to the north and forms the centre of

Chinatown. Neighbouring uses are largely comprised of restaurant (Class E(b) and retail uses (Class E(a)), with offices (Class E(g)(i)) and residential development (Class C3) lying in the floors above them.

Description of development

The application seeks planning permission for façade reinstatement works, including new ground floor windows and entrances.

Works have already taken place to remove the removal of the former non-original timber canopy that extended across the frontages of Nicholas Street and George Street elevations, as well as the render that ran across the property's ground floor.

The development would also see the insertion of replacement windows along the property's Nicholas Street elevation, and the reinstatement of 5no windows along the property's George Street elevation.

Replacement entrances are then proposed at the property's 3no existing accesses off of Nicholas Street and George Street. A new entrance is then proposed off of St James Street.

Planning History

140341/AO/2024 – Installation of non-illuminated individual letter external building signage – Approved August 2024.

024981 – New entrance canopy to existing restaurant – Approved October 1985.

F14788 – Conversion of 1st floor to a Chinese Restaurant, 2nd floor to a Banquet Hall and 3rd floor to living accommodation – Approved October 1981.

F12986 – Change of use of 1st floor from warehouse and office use to a restaurant – Approved April 1980.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were also notified about the application. No representations were received.

Environmental Health – No objection.

Greater Manchester Police – No objection received.

Highways – No objection subject to a condition requiring the submission of a construction management plan, and informatives relating to highway hoarding and traffic and pedestrian management.

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-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- 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 SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

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 DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving the Historic Environment

Draft National Planning Policy Framework (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.

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

The application would see the external alteration of an existing property within Manchester City Centre and the George Street Conservation Area. Taking into account how the proposal only concerns cosmetic matters and seeks to rejuvenate the property’s appearance, it is considered the proposal would contribute to the ongoing regeneration of Manchester City Centre and accords in principle with Places for Everyone Plan Policies JP-Strat1 and JP-Strat2, Manchester Core Strategy Policies SP1, CC1 and DM1, subject to the matters discussed below.

Visual Amenity

The application site, as of until the summer of 2025, featured a non-original timber fascia and rendered ground floor. It is not known exactly when the canopy and render was applied to the property, with the photographic archive of the application site confirming its presence from at least 1970.



Application site as of June 2025.



Historic Photographs of the application site from 1970 (Left) and 1973 (Right).

The removal of the property's canopy and ground floor render has exposed original sandstone window surrounds pictured below. The sandstone is heavily stained from historic pollution and is worn and chipped in various places due to the application of render and its subsequent removal. Since the application has been submitted, in multiple places the sandstone has been sanded down in order to provide a smooth finish. Furthermore, the canopy, now removed, was supported by steel beams inserted into the property between its window surrounds, with the voids left behind requiring the installation of new brickwork.



Application site as of April 2026.

The proposed development seeks to regularise the works listed above, as well as the installation of new windows and doors to existing openings, as well as the installation of a new doorway along St James Street. Due to how the proposed works seek to largely reinstate historic features of

architectural merit, at the cost of the removal of unsympathetic and low quality additions, it is considered the proposed development, subject to conditions that would control the final design of the property's new windows and doors, and any new material to be installed as part of the repair works i.e. brick, sandstone and metalwork, as well as the submission of a signage strategy, the proposal would have a beneficial impact on visual amenity, all in accordance with Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Heritage

As previously stated within this report, the application site lies within the George Street Conservation Area and lies in close proximity to a high number of listed buildings, including the Grade II* listed Athenaeum Building, and Grade II listed 35, 37, 39a George Street, and 16 Nicholas Street. Furthermore, the application site is considered to be a non-designated heritage asset that, on balance, contributes positively to the significance of the Conservation Area, though this was significantly undermined by the presence of the canopy and render to the site's ground floor.

The removal of canopy and render, in line with previous comments made within this report, would be seen as works to improve the property's overall appearance, and by proxy would be seen as an improvement to the setting and significance of the George Street Conservation Area. Subject to conditions to control the final design of new windows and doors, and new materials, as well as a condition that would require a methodology for the restoration of the façade to be agreed, the proposal is considered would enhance the significance of the George Street Conservation Area, and the setting of neighbouring listed buildings, and is thus compliant with Places for Everyone Plan Policy JP-P2, Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the Planning (Listed Building and Conservation Areas) Act 1990, and the National Planning Policy Framework.

Residential Amenity

The proposed development would see the installation of new windows and doors, as well as the external cleaning and restoration of the application site, a commercial property, that largely resides in an area populated by other properties in commercial use, with a handful of exceptions, where residential apartments (Class C3) are located within the upper floors of some buildings. Environmental Health do not object to the development. In light of how the proposal would only see the external alterations of a property in an existing commercial use, with the works not intensifying this use, it is considered the development is acceptable in this regard and would not cause any disamenity to neighbouring properties. Subject to a condition that would require all development to be completed to secured by design standards, the proposal is in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Highway Safety

The proposed development would see the insertion of new doors and windows adjacent to the public highway. Highways do not object to the proposal subject to a condition requiring the submission of a construction management plan and informatives relating to highway hoarding. Taking into account how the most disruptive portion of the proposed works, this being the removal of the canopy, seeks retrospective consent, and how the works still to be undertaken would only see the installation of new windows and doors, it is considered disproportionate and unreasonable to impose such a condition. In light of this, in the event of an approval no such condition will be attached. Notwithstanding this it is still considered necessary to attach informatives relating to highway hoarding, as well as a planning condition which would require any new doors to open away from the public highway. Subject to such a condition and informative, the development is

acceptable in this regard and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above, subject to appropriate planning condition, the development is acceptable and is considered enhances the setting of the George Street Conservation Area, and the application site itself as a non-designated heritage asset. As such, subject to planning condition, the development accords with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-P5 and JP-P2, Core Strategy Policies SP1, CC1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework. On this basis, the application is recommended for approval.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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:

- o Location Plan (Planning Portal Reference PP-13648838v1)
- o 003: Nicholas Street Elevation Pre Canopy Removal (Received 24/04/2026)
- o 004: George Street Elevation Post Canopy Removal (Received 24/04/2026)
- o 004: St James Street Elevation Existing & Proposed

All stamped as received by the City Council as Local Planning Authority on 22/01/2025, unless specified otherwise.

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.

3) Prior to the commencement of any restoration works to the property's façade, including its brick and stonework, a methodology for such works, as well as material samples of repaired/restored areas, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in accordance with the approved details.

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 SP1 and DM1 of the Core Strategy.

4) Prior to the installation of any new material on the property's façade, material samples of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a. Brick and mortar
- b. Sandstone
- c. New and/or restored metalwork

The development shall then proceed in accordance with the approved details.

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 SP1 and DM1 of the Core Strategy.

5) a) Prior to the insertion of any replacement windows hereby approved, scaled architectural drawings (including appropriate sections), depicting their final design, as well as the associated window surrounds and reveals, shall be submitted to and approved in writing by the Local Planning Authority.

b) Upon the discharging of part a of this condition but prior to the insertion of any replacement windows, material samples of the approved window design secured by part a of this condition, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in accordance with the approved details, which shall then be retained and maintained for the lifetime of the development.

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 SP1 and DM1 of the Core Strategy.

6) a) Prior to the commencement of any works to facilitate the installation of new and remodelled doorways, scaled architectural drawings, depicting the final design of the entrance surround, doorway design and the provision of level access within them, for the accesses' featured on the property's George Street, Nicholas Street and St James Street elevations, shall be submitted to and approved in writing by the Local Planning Authority:

b) Upon the discharging of part a of this condition but prior to the insertion of any new doorways, material samples of the approved door design secured by part a of this condition, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in accordance with the approved details, which shall then be retained and maintained for the lifetime of the development.

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 well as to ensure that satisfactory disabled access is provided, as specified in policies SP1 and DM1 of the Core Strategy.

7) Within five months of the date of this decision notice, a signage strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall then be adhered to for the lifetime of the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

8) All new doorways and windows shall be completed to 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) All new doors hereby approved, shall open away from the public highway.

Reason - In the interest of highway and pedestrian safety pursuant to policy DM1 of the Core Strategy and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Part First Floor Right Hand Side, 16 Nicholas Street, Manchester, M1 4EJ
Ground Floor, 16 Nicholas Street, Manchester, M1 4EJ
Second Floor Right Hand Side, 16 Nicholas Street, Manchester, M1 4EJ
Flat At, 5 Nicholas Street, Manchester, M1 4HL
48A Faulkner Street, Manchester, M1 4FH
52 - 54 Faulkner Street, Manchester, M1 4FH
50 Faulkner Street, Manchester, M1 4FH
35A - 39A George Street, Manchester, M1 4HQ
XiongQi Hot Pot, 56B Faulkner Street, Manchester, M1 4FH
Fifth Floor, 16 Nicholas Street, Manchester, M1 4EJ
Fourth Floor, 16 Nicholas Street, Manchester, M1 4EJ
Flat 8, 58 - 60 George Street, Manchester, M1 4HF
Flat 7, 58 - 60 George Street, Manchester, M1 4HF
Flat 6, 58 - 60 George Street, Manchester, M1 4HF
Flat 5, 58 - 60 George Street, Manchester, M1 4HF
48 Faulkner Street, Manchester, M1 4FH
Flat 4, 58 - 60 George Street, Manchester, M1 4HF
Ground Floor, 50 Faulkner Street, Manchester, M1 4FH
Flat 3, 58 - 60 George Street, Manchester, M1 4HF
Flat 2, 58 - 60 George Street, Manchester, M1 4HF
Flat 1, 58 - 60 George Street, Manchester, M1 4HF
First Floor And Second Floor, 58 - 60 George Street, Manchester, M1 4HF
Third Floor, 16 Nicholas Street, Manchester, M1 4EJ
Basement, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
Second Floor Left Hand Side, 16 Nicholas Street, Manchester, M1 4EJ
Third Floor Left, 16 Nicholas Street, Manchester, M1 4EJ
First Floor Front Left, 16 Nicholas Street, Manchester, M1 4EJ
Basement, 16 Nicholas Street, Manchester, M1 4EJ
Part First Floor, 16 Nicholas Street, Manchester, M1 4EJ
First Floor, 50 Faulkner Street, Manchester, M1 4FH
Second Floor, 48 Faulkner Street, Manchester, M1 4FH
First Floor, 48 Faulkner Street, Manchester, M1 4FH
Ground Floor, 48 Faulkner Street, Manchester, M1 4FH
Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
16 Nicholas Street, Manchester, M1 4EJ
First Floor Rear Left, 16 Nicholas Street, Manchester, M1 4EJ
Basement, 50 Faulkner Street, Manchester, M1 4FH
Betfred, 14 Nicholas Street, Manchester, M1 4EJ
5 Nicholas Street, Manchester, M1 4HL
Ground Floor, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
Basement Floor Office, 48A Faulkner Street, Manchester, M1 4FH
Spice City, 56 Faulkner Street, Manchester, M1 4FH
52A Faulkner Street, Manchester, M1 4HF
China City, 56A Faulkner Street, Manchester, M1 4FH

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 - George Street Conservation Area 1985

Area Team Boundary - Name: CENTRAL