

Planning

Delegated Officer Report

Summary of application details

Application reference:	145586/FO/2026
Application type:	Full planning permission
Proposal:	External alterations for replacement louvres, glazed panels to entrance door and external floor tile to entrance
Site address:	60 King Street Manchester M2 4LZ
Ward(s):	Deansgate
Date application valid:	13 April 2026
Applicant name:	Mrs Lucy Palac
Agent (if any):	
Case officer:	James Bridgman
Recommendation:	Approve
Date of recommendation:	3 June 2026

Description of site, building and/or area

This application relates to No. 60 King Street. The building is not listed, but is located in the St Anns Square conservation area and retains much of its original form and detailing at the upper levels. The building is considered to be a non-designated heritage asset by virtue of its age and architectural design.

The building forms part of the settings of a number of other listed buildings and non-designated heritage assets and makes a positive contribution. It is adjoined to the Grade II Listed 62 King Street and several other Grade II Listed buildings located on King Street.



Figure 1 – Existing Shopfront

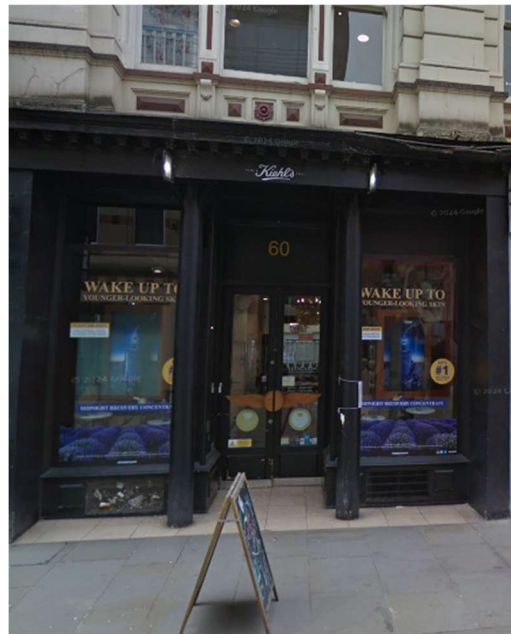


Figure 2 – Shopfront in April 2019

Description of development

Planning permission is sought for the external alterations for replacement louvres, glazed panels to entrance door and external floor tile to entrance.

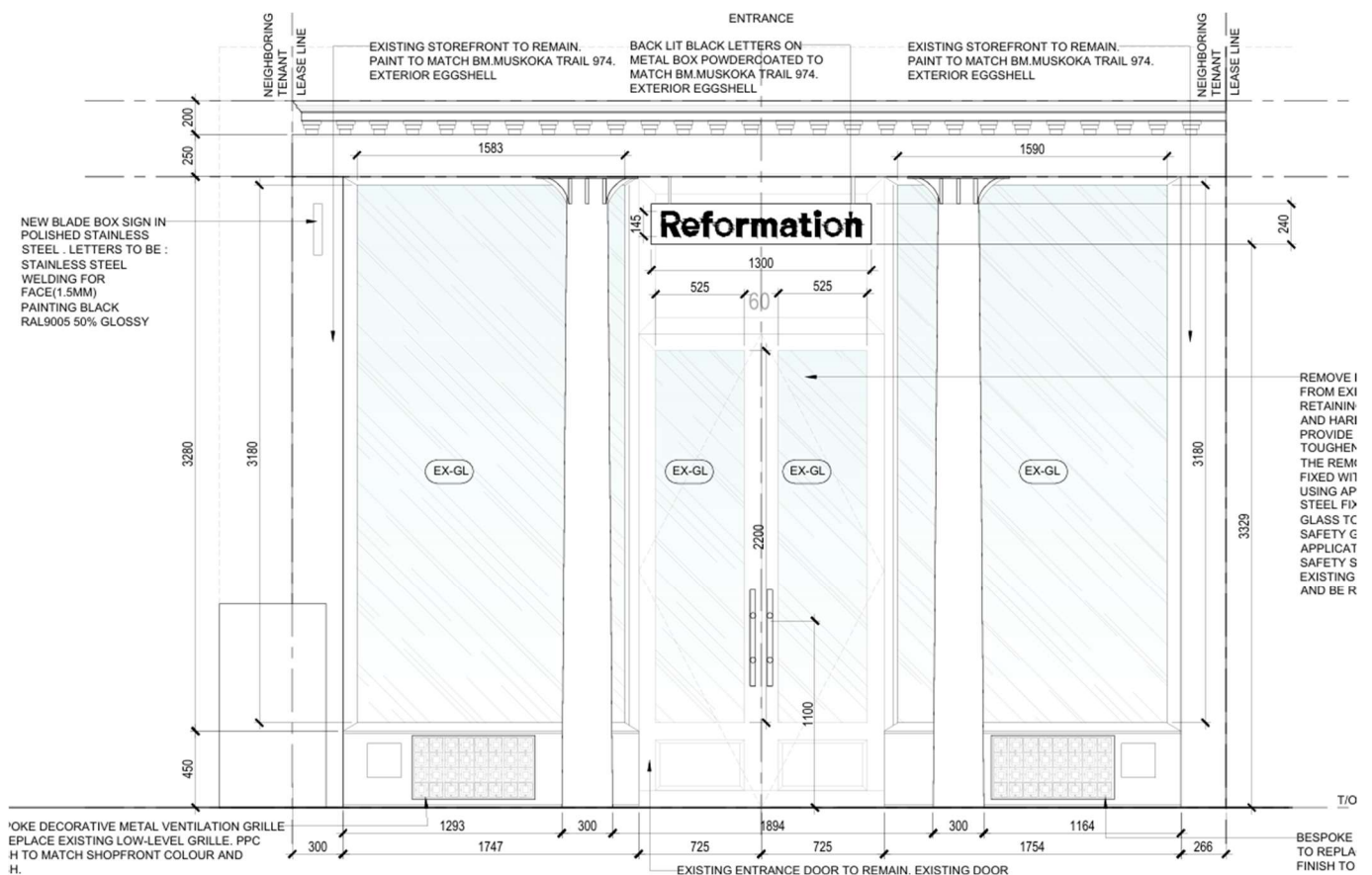


Figure 3 - Proposed Front Elevation of Building

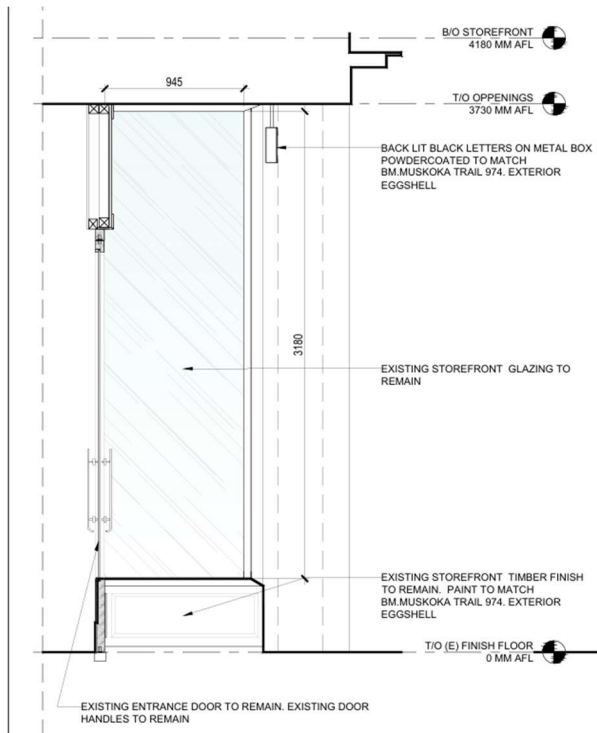


Figure 4 – Section through entrance

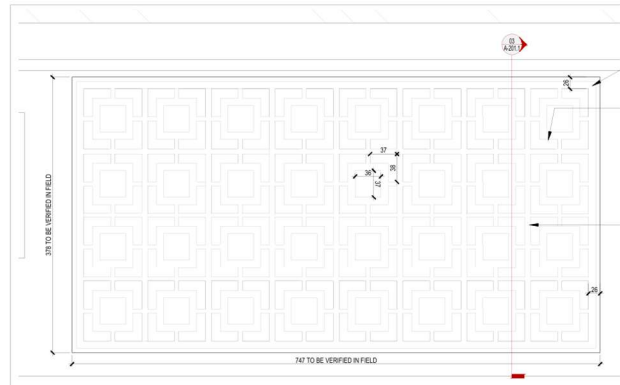


Figure 5 – Decorative Grille Details

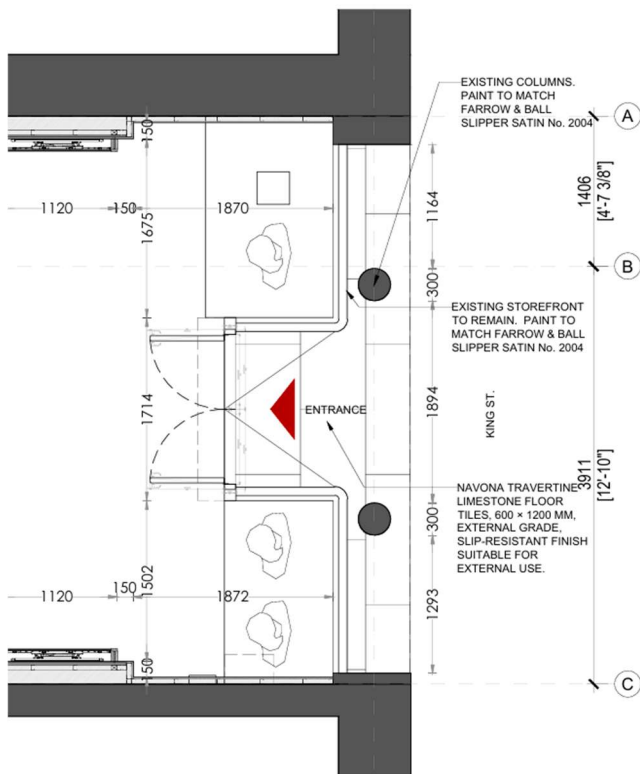


Figure 6 – Proposed partial ground floor plan showing tiled entrance

Relevant planning history

145587/AO/2026 - Installation of 1no internally illuminated suspended fascia sign and 1no internally illuminated projecting sign. Decision: Under consideration (alongside this current application)

Consultation, notification and publicity responses

Consultations

Environmental Health advise they recommend a plant noise condition if new plant is required behind the louvres serving the basement.

Highways advise the works are within the site boundary and do not affect the adopted highway. Recommended informative relating to contacting Highways for proposed fitout arrangements.

Notifications and publicity

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

Relevant policies

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 SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- 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

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

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.

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.

Assessment

Design and Heritage

60 King Street is considered to be a Non-Designated Heritage Asset (NDHA) and is within the setting of the Grade II listed buildings including 62 King Street, 54 & 56 King Street and 35 & 37 King Street.

The shopfront would be painted to colour match the upper floors of the building which would create a coherent appearance.

The installation of glazing to the upper panels of the entrance door would contribute towards allowing permeability into the shop. This is typical along King Street, and it is recognised this entrance door previously has had glazing as shown in Figure 2 earlier in this report.

The installation of decorative louvre screens to the lower level of the shopfront would be a significant improvement. The screens would have concealed fixings with a colour matched capping. Sample of the screens would be submitted for approval by the Local Planning Authority.

The tiled entrance would be located within the recessed entrance and would be high quality material/finish.

Overall, the alterations to the ground floor shopfront would contribute positively to the appearance of the NDHA and would not harm the setting of any nearby listed buildings, in accordance with Core Strategy Policies EN1, EN3, CC9 and DM1, PfE Policies JP-P2 and Section 12 and 16 of the NPPF.

Amenity

The lower-level louvres would serve ventilation to the basement. No plant, servicing or equipment is associated with the new louvres and Environmental Health therefore have no concerns in respect to noise.

Accessibility and Impact on Highway

The tiled entrance would be located within the recessed entrance and would not impact on the adopted highway network. Highways have raised no concerns in this respect.

The applicant has confirmed level access would be retained to the main entrance of the unit. Given the amendments to the flooring to the entrance, it is recommended a condition is attached to ensure level access is provided, in accordance with Policy DM1.

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.

Recommendation: Approve

Conditions attached to this decision

- 1) The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Decorative Grille Details: A-201.1 Issue 06
- Proposed Exterior Elevations: A-201 Issue 06

All received by the City Council as Local Planning Authority on 2 June 2026

- Proposed General Arrangement Plans: A-101 Issue 02

Received by the City Council as Local Planning Authority on 31 March 2026

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 installation of the bespoke decorative louvre screens as shown on Drawing No. A-201 Issue 06 (Received 2 June 2026) and Drawing No. A-201.1 Issue 06 (Received 2 June 2026), a full-size sample shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the full-size sample should not be in situ.

The approved details shall then be implemented in full as part 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.

- 4) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved drawing ref. A-201 Issue 06 and approved drawing ref. A-101 Issue 02.

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.

- 5) The development hereby approved shall include for level access to be provided to the main entrance.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

Informative

Detail should be sought from the applicant in relation to any proposed construction or fit out arrangements, where there is an impact on the highway. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC Highways Network teams via Contact Manchester (Tel. 0161 234 5004) Email highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk