MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Part 1 – Particulars of the application/development

Proposal:

Listed Building Consent for internal shop fit out, installation of 1no. air condenser to roof and internal signage.

Location:

35 King Street Manchester M2 7AT

Application reference:

PLA-2026-000699

Applicant:

Mr Prem Kumar Nuvvala

Date of application:

08 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Condition(s) attached to this decision

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 following drawings and documents received by Manchester City Council as the Local Planning Authority

   Plans

   - Location Plan

Received 01/06/2026

- A_X (21) 102 REVISION P03

Received 03/08/2026

- SW TFS Fraegra Manchester - Rev 11 PAGE NO.01/03
- SW TFS Fraegra Manchester - Rev 11 PAGE NO.02/03
- SW TFS Fraegra Manchester - Rev 11 PAGE NO.03/03
- A_X (21) 100 REVISION P19
- A_X (116) 101 REVISION P08
- A_X (118) 100 REVISION P17
- A_X (118) 107 REVISION P04

Received 04/08/2026

Documents

- Design and Access Statement

Received 01/06/2026.

- Heritage Statement project ref 2139 dated July 2026 prepared by Atelier.MB
- 2240 – Fraegra FF&E schedule prepared by Amspec

Received 03/08/2026.

• Method Statement – Protection of Existing Listed Building Fabric Revision 2

• Façade Transparent Roller Shutter product specification by Security Shutter Ltd.

Received 10/08/2026.

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant Places for Everyone Policies JP-Strat2, JP-S1, JP-J1, JP-P1, and JP-P2; Policies SP1, EC1, CC1, CC2, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14 and DC19; Sections 6, 12 and 16 of the NPPF; as well as the Council's Shopfront and Design Guide.

3) The approved repairs to the brickwork of the listed building resulting from the fixing of the steel beam shall be carried out in accordance with details of the Method Statement – Protection of Existing Listed Building Fabric Revision 2 document received by the City Council, as Local Planning Authority on 10/08/2026 and remain in situ for the duration of the construction of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-S1, JP-J1, JP-P1, and JP-P2; Policies SP1, EC1, CC1, CC2, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14 and DC19; Sections 6, 12 and 16 of the NPPF; as well as the Council's Shopfront and Design Guide.

4) The approved details of protecting historic fabric during construction shall be carried out in accordance with details of the Method Statement – Protection of Existing Listed Building Fabric Revision 2 document received by the City Council, as Local Planning Authority on 10/08/2026 and remain in situ for the duration of the construction of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-S1, JP-J1, JP-P1, and JP-P2; Policies SP1, EC1, CC1, CC2, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14 and DC19; Sections 6, 12 and 16 of the NPPF; as well as the Council's Shopfront and Design Guide.

5) Prior to any treatment of the exposed bulkhead sited behind the glazing to the northern elevation, final details including a sample shall be submitted to and agreed with the Council as Local Planning Authority. The approved details and sample shall then be implemented and remain in-situ.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-S1, JP-J1, JP-P1, and JP-P2; Policies SP1, EC1, CC1, CC2, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14 and DC19; Sections 6, 12 and 16 of the NPPF; as well as the Council's Shopfront and Design Guide.

6) The 2no. roller shutters to the northern and southern glazed elevations hereby approved as shown on drawing A_X (21) 102 REVISION P03 received 03/04/2026; as well as drawings A_X (21) 100 REVISION P19, A_X (118) 107 REVISION P04, and A_X (118) 100 REVISION P17 received 04/08/2026, shall be carried out in accordance with the Façade Transparent Roller Shutter product specification by Security Shutter Ltd received by the City Council as Local Planning Authority on 10/08/2026.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-S1, JP-J1, JP-P1, and JP-P2; Policies SP1, EC1, CC1, CC2, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14 and DC19; Sections 6, 12 and 16 of the NPPF; as well as the Council's Shopfront and Design Guide.

7) The proposed finishes shall be carried out in accordance with the details of the submitted 240 – Fraegra FF&E schedule prepared by Amspec received 03/08/2026.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building to ensure consistency in accordance with Places for Everyone Policies JP-Strat2, JP-S1, JP-J1, JP-P1, and JP-P2; Policies SP1, EC1, CC1, CC2, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14 and DC19; Sections 6, 12 and 16 of the NPPF; as well as the Council's Shopfront and Design Guide.

8) All glazing, unless shown otherwise shown the approved drawings detailed in condition 2, shall be retained as clear glazed at all times and views into the premises

shall not be screened or obscured in any way, with the exception of that required for building control regulations.

Reason - The clear glazing is an integral and important element in the design of the elevations and keeping these clear and clutter-free is important in maintaining the symmetrical design of the listed building's glazed side extensions, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester; policies SP1 and DM1 of the Core Strategy; Sections 12 and 16 of the NPPF; as well as the Council's Shopfront and Design Guide.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining

Please see information relating to mining in Appendix A.

Date: 13 August 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-listed-building-consent-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

   In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026