MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000572
Application type:	Listed building consent (Alt/Ext)
Proposal:	Listed Building Consent for the retention of a louvre, internal fit out and external signage.
Site address:	59 Cross Street Manchester M2 4JW
Ward(s):	Deansgate
Date application valid:	22 June 2026
Applicant name:	Mr Rob Lake
Agent (if any):	Mr Joshua Phillips
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	05/08/2026

Description of site, building and/or area

The application relates to the northernmost commercial unit present within the four storey Grade II listed building at 59 Cross Street. The commercial unit in question features a modern glazed shopfront, with green painted timber frame. Unauthorised fascia and hanging signage features along the unit's Cross Street elevation. The property dates from 1877 and features an ornate facade, with sandstone ground floor, brick upper floor with sandstone window surrounds and carvings. The ground floor of the application site is segregated into three commercial retail units.

The application site lies within the heart of Manchester City Centre, Primary Shopping Area, Albert Square Conservation Are and lies opposite the St Anns Square Conservation Area. Pursuant to the areas status as a conservation area, built development within the locality features a high number of Victorian and Edwardian buildings, many of which are listed buildings. Neighbouring uses are largely commercial, with retail units and drinking establishment uses featuring at ground floor and offices uses within upper floors.

Description of development

The application seeks listed building consent for the retention of an extract louvre, internal alterations and external signage.

Said louvre is located within the fanlight of a side entrance of the application site along Bow Lane and is finished in silver. The louvre is utilised for the extraction of steam only and is used in association with the commercial restaurant use at ground floor.

The internal alterations consent is sought for consist of a restaurant fit out, with seating area, kitchen and serving area. Exposed M&E is present within the unit that consent is also sought for.

The external signage to be retained consists of a non-illuminated hanging sign, and an internally illuminated individual letter fascia sign. The hanging sign has a height of 600mm, width of 30mm and depth of 408mm. The fascia sign features halo illumination and has a height of 500mm, width of 2185mm and a depth of 30mm.

Relevant planning history

PLA-2026-000394 - Retention of extraction vent – Application under consideration.

141227/AO/2024 – Retention of illuminated signage comprising 1no. fascia sign and 1no. projecting sign – Approved December 2024.

140036/FO/2024 – Change of use from Class E to Hot Food Takeaway (Sui Generis) and the installation of louvres within the shopfront – Refused December 2024.

139748/LO/2024 – Listed Building Consent for internal and external restaurant fit out works including signage – Refused December 2024.

102990/LO/2013/C1 – LISTED BUILDING CONSENT Amendments to shopfront to unit 59, preparation of entrance thresholds to units 59 and 59a, and internal alterations to ground, first and second floors – Approved September 2013.

102989/FO/2013/C1 – Change of use from D1 to A2 to basement and ground floor to unit 59, change of use from A1 to A2 to unit 59a, ground floor
Change of use from D1 to B1 to part first floor, amendments to shopfront to unit 59, preparation of entrance thresholds to units 59 and 59a, and, internal alterations to ground, first and second floors – Approved September 2013.

Consultation, notification and publicity responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals. No objections were received.

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-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 EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage

- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:
- Policy DC10 – Food and Drink Uses
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)
- 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.

Other Legislative Requirements
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.

Assessment

The application site is a Grade II listed building within the Albert Square Conservation Area. The property dates from 1877 and retains its original use as shops with offices above. The property derives its significance from its brilliantly ornate gothic façade of sandstone and brick. The internals of the property have been subject to unsympathetic internal fitouts which have left it devoid of any notable historic features. The commercial unit subject to the proposals features unauthorised, signage, internal restaurant fitout, shopfront and louvre.

The unauthorised signage on site consists of a single non-illuminated hanging sign, and 1no internally illuminated fascia sign. Whilst said signs do not have listed building consent, they do have advertisement consent granted under permission 141227/AO/2024. The signage consent is sought for utilised existing fixing points where previous signage had been located. The hanging sign is of a design typical of that seen on listed buildings, and the fascia sign consists of individual letters that would not obscure any features of architectural note, with it being a visual upgrade on the solid fascia previously located on site. On this basis, this element of the proposal would have a negligible impact on the significance of the listed building.

Internally, the submission would see the retention of modern partitions, serving area, and ceiling, wall and floor finishes. Proposed M&E would be left exposed. As the listed building was subject

to previous modern fitouts, and that which consent is sought for did not see the removal no obscuring of historical features, this element of the development would cause a negligible level of harm to the listed building.

Externally, the submission seeks to regularise alterations to both the property's Cross Street and Bow Lane elevations. The former consists of the removal of a solid fascia and installation of clear glazing in its place, the latter the installation of an extraction vent. The elevational alterations to Cross Street are considered to be a visual improvement, with the secondary opening to the commercial unit on Cross Street now being entirely comprised of glazing. The absence of any solid fascia here allows for a greater appreciation of the property's original decorative features. Said works are considered to have contributed notable public benefits via the improvement in the appearance of the property's ground floor.

The louvre/extraction vent to be retained is of a typical non-decorative standardised design and is therefore considered to somewhat detract from the overall appearance of the application site. Notwithstanding this, it is acknowledged that Bow Lane is populated by far larger and more prominent extract and air conditioning equipment. Additionally, the louvre is situated away from the junction where Bow Lane meets Cross Street and is thus only visible when facing it directly on Bow Lane. It is also appreciated some form of extraction is required to allow for the commercial unit on site to provide a food related use. On balance, given the relatively concealed location of the louvre is considered to result in a low level of less than substantial harm to be caused to the significance of the listed building.

Conclusion

In line with the above, it is acknowledged that a low level of less than substantial harm would be caused to the significance of the listed structure. Notwithstanding this, it is considered there would be sufficient public generated through the implementation of the proposal that would outweigh the recognised harm, this being securing the occupation of the site, the economic and social benefits that would be generated via its occupation, as well as the visual improvements to the site's front façade. Therefore, the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 in relation to preservation, and accord with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC2, EC3, CC1, CC2, CC4, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC10, DC18, DC19 and DC26, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. 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 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**

Conditions attached to this decision

1) The development hereby approved shall be maintained in accordance with the following drawings and documents:

- 8717_31: Location Plan & Block Plan
- D200 Rev T: Elevations – Shopfront (Received 29/07/2026)
- 6366-03 Rev E: Proposed Mechanical Services General Extract Detail (Received 29/07/2026)
- 101.00 Revision R3 G: Proposed GA
- 101.01 Revision R3 G: Proposed Builders Works
- 101.02 Revision R3 G: Proposed RCP
- 101.03 Revision R3 G: Proposed RCP Option 2
- 101.04 Revision R3 G: Proposed HVAC Overlay
- 101.06 Revision R3 G: Proposed Floor Finishes Option 2
- 101.07 Revision R3 G: Proposed Wall Finishes
- 101.08 Revision R3 G: Small Power
- 101.09 Revision R3 G: Fire Safety
- 101.20 Revision R3 G: Notes and Specifications
- 102.00 Revision R3 G: Elevation AA

- 102.01 Revision R3 G: Elevation BB
- 102.02 Revision R3 G: Elevation CC
- 102.03 Revision R3 G: Elevation DD
- 400.00 Revision R3 G: Detail 1: Counter
- 400.01 Revision R3 G: Detail 1: Counter
- 400.02 Revision R3 G: Detail 2: Booth
- 400.03 Revision R3 G: Detail 2: Booth
- 400.04 Revision R3 G: Detail 3: Vinyl Wall
- 400.05 Revision R3 G: Detail 4: Scaffold Bench
- 400.06 Revision R3 G: Detail 5: Low Table
- 400.07 Revision R3 G: Detail 6: Scaffold
- 400.08 Revision R3 G: Detail 7: Scaffold Menu
- 400.10 Revision R3 G: Detail 8: Rear Stairs
- 400.11 Revision R3 G: Detail 8: Rear Stairs
- 400.12 Revision R3 G: Detail 8: Rear Stairs
- 400.13 Revision R3 G: Detail 8: Rear Stairs
- 500.00 Revision R3 G: Kitchen Plan
- 500.01 Revision R3 G: Standard Kitchen Elevations
- 500.02 Revision R3 G: Standard Kitchen Section
- 500.03 Revision R3 G: Standard Basement Section
- Design & Access Statement (Prepared by Ampersand; Dated 06/05/2026)
- Heritage Statement (Prepared by Ampersand; Dated and received 15/06/2026)

Received by the City Council as Local Planning Authority on 18/05/2026, 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.