MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000758
Application type:	Listed building consent (Alt/Ext)
Proposal:	Listed Building Consent for repairs to gable.
Site address:	Gable of 29 King Street Manchester M2 6AF
Ward(s):	Deansgate
Date application valid:	13 July 2026
Applicant name:	Andy Davies
Agent (if any):	Colin Binns
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	12/08/2026

Description of site, building and/or area

The application relates to the western roof top gable of the Grade II listed 29 King Street, known as the Old Exchange. The application property dates from 1897 and is a three storey property, with two storey attic, red sandstone façade, slate roof and central through passage/shopping arcade. The property's roof features 8no chimney stacks, 2no of which border/abut the adjacent 27 King Street.

The neighbouring area comprises that of Manchester City Centre and the heart of the St Anns Square Conservation Area. In light of the area's status as a conservation area, neighbouring development is typically small scale, at three to five storeys, and is mixed Victorian and Edwardian stock, with some modern properties also present, as well as that of the Grade I listed Georgian St Anns Church. Other neighbouring listed buildings and structures comprise of the Grade II listed Old Exchange, 35 and 37 King Street, Thomas's Chop House, Winters Buildings and listed monument and graves by St Anns Church. Neighbouring uses are largely comprised of commercial class E shop, café and restaurant uses, with some residential development present within the upper floors of neighbouring properties (Class C3).

Description of development

The application seeks listed building consent for repair works to the roof top gable and chimneys of 29 King Street.

The proposed works would see flaunching repairs to the property's two chimney stacks and parapet coping repointing. Existing soaker and step, and apron lead flashing would be replaced with new like for like lead flashing and be secured by nails and lead welds.

The works form part of a refurbishment of the adjacent 27 King Street designed to prevent water ingress.

Relevant planning history

145092/LO/2026 - Listed Building Consent for the installation of lead covering to window cills at first and second floor to St Ann's Passage elevation – Approved March 2026.

145091/FO/2026 - Installation of lead covering to window cills at first and second floor to St Ann's Passage elevation – Approved March 2026.

Consultation, notification and publicity responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter. No representations 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-Stat1 – 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 CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters 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 12 – Achieving well-designed and beautiful 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

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 Old Exchange Building, 29 King Street, is an ornate and architecturally impressive late Victorian commercial building, serving as a reminder of the economic importance of King Street in Manchester's history. It is noted that lead flashing to the property's cills is already present along the listed building's King Street and St Anns Passage elevations, and that of the proposed would replace existing flashing.

It is understood that the proposals have been necessitated to help waterproof both 27 and 29 King Street. The proposed lead flashing replacement would be on a like for like basis and is thus considered to have a neutral impact on the listed building, with their being no perceivable change to its outward appearance. Samples of the proposed mortar repointing works have been submitted and are considered to be of such a quality where they will not be easily perceivable once weathered in with the rest of the building. Subject to a planning condition that would require the development to be completed in line with the submitted details, it is considered that the development would have a neutral impact on the significance of the listed building in regard to its visual impact.

The making good of the property's roof, would prolong the longevity of the listed building and is thus considered to have a minor beneficial impact upon its significance.

Conclusion

In line with the above, it is acknowledged that the proposals would have a minor beneficial impact on the significance of the listed building and would help secure the longevity of the listed building. 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, CC9, EN1, EN3, and DM1, Saved Unitary Development Plan Policies DC18 and DC19, 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 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 the following drawings and documents:

   · 26117-5-001-PA: Location Plan

   · 26117-5-002-PA: Block Plan

   · 26117-3-003-PA: Plans & Elevations

   · 26117-3-004-PA: Lead Details

· Design and Access Statement Revision R1 (Prepared by Craig Foster Architects)

· Heritage Impact Assessment Revision R1 (Prepared by Craig Foster Architects; Dated 22/06/2026)

· Email Correspondence RE Mortar Samples (Prepared by Craig Foster Architects; Dated and received 03/08/2026)

Received by the City Council as Local Planning Authority on 22/06/2026, 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.

3) The repointing and mortar repairs hereby approved shall be carried out in accordance with the following documentation:

- Heritage Impact Assessment Revision R1 (Prepared by Craig Foster Architects; Dated 22/06/2026; Received 22/06/2026)
- Email Correspondence RE Mortar Samples (Prepared by Craig Foster Architects; Dated and received 03/08/2026)
- 26117-3-003-PA: Plans & Elevations (Received 22/06/2026)

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.