MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000642
Application type:	Full planning permission
Proposal:	External alterations to shopfront including new entrance door.
Site address:	56 King Street Manchester M2 4LY
Ward(s):	Deansgate
Date application valid:	01 July 2026
Applicant name:	Mylie Minett
Agent (if any):	Mr Daniel Markwart
Case officer:	Sam Elliott
Recommendation:	Approve
Date of recommendation:	17/08/2026

Description of site, building and/or area

This application relates to a Grade II Listed Building located at 56 King Street.

These proposals relate to the ground floor King Street elevation of the building, which consists of 2no. modern shopfronts for divided units. The shopfronts vary in design, with the shopfront associated with this application featuring a larger fascia and stallrisers with beading detail, as well as an individual lettering sign in white acrylic and a projecting sign sited well above the fascia. The adjacent unit within the building features a more predominantly glazed shopfront, also with individual lettering in brass, with a projecting sign slightly below fascia level.

The significance of the building is primarily derived from the external character and appearance of the upper floors than the modern shopfront.

The building is located in the St Anns Square Conservation Area and makes a positive contribution to its setting, adding to the architectural variety that comprises its significance.

It also forms part of and contributes to the settings of a number of other listed buildings and non-designated heritage assets. These include the Grade II listed nos. 29 & 31, 31, 35 and 37, and 62 King Street, the individual significance of which are largely derived from the distinct respective architectural styles, materiality and detailing.

Experienced together, these form the setting of one of the City's premier commercial streets within the Primary Shopping Area. Shopfronts and signage more generally within the street scene are an eclectic cluster of designs, with many consisting of a more traditional design.

Description of development

Planning permission is sought for shopfront alterations.

The existing shopfront would mostly be retained and painted in a RAL 9005 black gloss paint, with some repairs to the existing mouldings.

There would be a new door with brass finishes and a matching moulding detail to the lower portion, as well as a new 75mm timber bead added to the glazing bases.

This application is considered in conjunction with PLA-2026-000343: Listed Building Consent for internal shopfront fitout, shopfront alterations including installation of new hardwood door, and installation of 1no. internally illuminated fascia sign and 1no. projecting sign. This application addresses matters of visual impact on the street scene, the settings of Listed Buildings within the vicinity and the Conservation Area, highways impacts and design for security, where the associated application is to assess impacts to the listed building.

Relevant planning history

PLA-2026-000342: Installation of 1no. internally illuminated fascia sign and 1no. projecting sign. Approved 02/07/2026.

Consultation, notification and publicity responses

Consultations

MCC Highways Services
No objection:

- External entrance doors should open inwardly.
- Detail on proposed installation arrangements requested
- The applicant should discuss licensing, temporary traffic and pedestrian management with MCC Highways Services.

Greater Manchester Police (GMP), Design for Security Team
No objection:

- The applicant has confirmed glazing is to contain a laminate pane (or certified to P4A), locks are to be certified to BS 3621 and hinges would have dog-bolts to prevent the door being removed if the hinges are targeted.
- Upon review, the proposed measures are acceptable.

Notifications and publicity

Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced, publicising the scheme as affecting the setting of a listed building and conservation area. At the time of writing this report, no representations have been received due to this notification or publicity.

Relevant policies

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-C5 – Streets for All

- JP-C6 – Walking and Cycling
- JP-C8 – Transport Requirements for New Development
- JP-S1 – Sustainable Development
- JP-J1 – Supporting Long-Term Economic Growth
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EC1 – Employment and Economic Growth in Manchester
- CC1 – Primary Economic Development Focus : City Centre and Fringe Manchester
- CC2 – Retail
- CC9 – Design and Heritage
- CC10 – A Place for Everyone
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC14 – Shop Fronts and Related Signs
- DC18 – Conservation Areas
- DC19 – Listed Buildings
- DC22 – Footpath Protection

NPPF

- Section 6 (Building a Strong Competitive Economy)
- Section 8 (Promoting Healthy and Safe Communities)
- Section 9 (Promoting Sustainable Transport)
- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Draft National Planning Policy Framework (NPPF) (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.

Listed Buildings and Conservation Areas Act 1990

- Section 66 (General duty as respects listed buildings in exercise of planning functions)
- Section 72 (General duty as respects conservation areas in exercise of planning functions)

Shopfront and Signage Design Guide

- 6.1 (Existing Shopfronts)

- 6.2 (New Shopfronts)

Assessment

Principle of development

The application would see partial alterations to an existing shopfront. This is ultimately considered to align with the objectives of Places for Everyone Policy JP-Strat2, JP-S1, JP-J1 and JP-P1; Core Strategy policies SP1, EC1, CC1, CC2, and DM1; and Section 6 of the NPPF which support commercial operations including retail to develop a vibrant City Centre economy.

The proposal would have an acceptable visual impact and would not harm nearby heritage assets. The scheme would not result in additional issues in terms of the public footway, nor are there any significant security concerns.

Visual Amenity and Impact upon Heritage Assets

The lower section of the proposed door would match the height of the existing shopfront stallriser and continue the moulding detail across the shopfront. A condition requiring a matching detail has been recommended to be attached to the decision notice for associated application PLA-2026-000343.

The black paint would be of a similar finish to the existing shopfront and reflect adjacent shopfronts. These works are considered to have an acceptable impact on the appearance of the application building, and would otherwise not harm the appearance of the street scene or quality of a premier commercial avenue within the Primary Shopping Area.

As such, these works are also considered to have a neutral impact to the setting of the Grade II listed buildings within the vicinity, and moreover would have a neutral impact to the setting of the Conservation Area to which these buildings contribute.

Given the above, the proposal is not considered to have an adverse impact on the significance of any listed buildings within the vicinity or the St Anns Square Conservation Area. It is therefore not considered necessary to weigh the proposal's impact against its public benefits as per Paragraph 215 of the NPPF.

On this basis, the proposal is considered to meet the statutory test to preserve as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The proposal is moreover considered to be in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, CC2, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14, DC18 and DC19; sections 12 and 16 of the NPPF; and the Council's Shopfront and Design Guide as they relate to the preservation and enhancement of heritage assets.

Impact upon the Pedestrianised Footway and Accessibility

The works to the shopfront are relatively minor and do not alter its relationship with the pedestrianised King Street.

MCC Highways Services have reviewed the application and are satisfied that the pedestrian access point is acceptable.

The existing level threshold access observed on site would be unaffected. It is noted that works to the internal floor considered as part of application PLA-2026-000343 would facilitate a 1:21 ramped floor.

The proposed shopfront alterations are therefore in line with Place for Everyone Policies JP-C5, JP-C6, JP-C8 and JP-P1; Core Strategy Policies SP1, CC10, T1 and DM1; saved UDP policy DC22; as well as Section 9 of the NPPF; as they relate to the pedestrian environment and accessibility.

Details of construction fitout arrangements have not been sought given the scope and scale of the alterations.

Security

The applicant has confirmed in correspondence RE: Security received 12/08/2026 that glazing is to contain a laminate pane (or certified to P4A), locks are to be certified to BS 3621 and hinges would have dog-bolts to prevent the door being removed if the hinges are targeted.

GMP Design for Security have reviewed the above and are satisfied that the scheme would be designed to be sufficiently secure. A condition is recommended to ensure compliance with these security measures.

As such, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Sections 8 and 12 of the NPPF with respect to security.

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.

Conclusion

In consideration of the above, the proposed works would support a retail unit and have an acceptable visual impact. It is considered to not have an unacceptable adverse effect on the setting of the St Anns Square Conservation Area, or that of any listed buildings within the vicinity. On this basis, the proposal is considered to meet the statutory test to preserve as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would neither have any unacceptable impacts with respect to the highway or security, subject to condition.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-C5, JP-C6, JP-C8, JP-S1, JP-J1, JP-P1, and JP-P2; Policies SP1, EC1, CC1, CC2, CC9, CC10, T1, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14, DC18, DC19, and DC22; Sections 6, 8, 9, 12 and 16 of the NPPF; as well as guidance contained within the Council's Shopfront and Signage Design Guide.

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

Plans

- A101

Received 10/06/2026

- 112 Rev 1
- 214-B Rev 1
- 217 Rev 1
- 219 Rev 1

All received 12/08/2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat2, JP-C5, JP-C6, JP-C8, JP-S1, JP-J1, JP-P1, and JP-P2; Policies SP1, EC1, CC1, CC2, CC9, CC10, T1, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14, DC18, DC19, and DC22; Sections 6, 8, 9, 12 and 16 of the NPPF; as well as guidance contained within the Council's Shopfront and Signage Design Guide.

3)

Security measures for the shopfront shall be in place in accordance with the details of correspondence RE: Security received by the City Council as Local Planning Authority on 12/08/2025. For the avoidance of doubt, this includes the following measures:

- Glazing to contain a laminate pane (or certified to P4A).
- The locks to be certified to BS 3621 standard.
- Hinges to have dog-bolts to prevent the door being removed if the hinges are targeted.

Reason: To ensure the shopfront is securely designed in order to reduce the likelihood of crime. Pursuant to Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Sections 8 and 12 of the NPPF with respect to security.

Informatives

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk