MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000699
Application type:	Listed building consent (Alt/Ext)
Proposal:	Listed Building Consent for internal shop fit out, installation of 1no. air condenser to roof and internal signage.
Site address:	35 King Street Manchester M2 7AT
Ward(s):	Deansgate
Date application valid:	08 July 2026
Applicant name:	Mr Prem Kumar Nuvvala
Agent (if any):	
Case officer:	Sam Elliott
Recommendation:	Approve
Date of recommendation:	11/08/2026

Description of site, building and/or area

This application relates to a Grade II Listed Building located at 35 King Street.

The proposals relate to one of the symmetrical modern glazed extensions to either side of the Listed Building. This application relates to the unit to the eastern side. The predominant architectural feature of both King St and St Anne's facing elevations are the triple height glazing, with discrete joints. There is also a screened plant area to the roof.

Its significance is primarily derived from the Georgian design, external character and appearance of the main building, rather than the modern side extension now comprising a distinct unit. There is some original fabric beneath modern internal partitioning at ground and basement level, which are the external walls of the listed buildings either side. Otherwise, there is no historic fabric within the unit.

The building is located in the St Annes 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. To King Street, these include the Grade II listed nos. 29 & 31, 33, 41, 48 and 62 King Street, as well as the Old Exchange and Eagle House, 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.

To the north side, the modern extension to the building is also seen together with the Grade I listed Church of St Ann and the Grade II listed Thomas' Chop House and monuments surrounding the church.

Description of development

Listed building consent is sought for a commercial ground floor and basement fitout, internal signage, and 1no condenser unit to the roof.

The proposed fitout consists of a Unistrut frame with steel goalposts to form a ground floor ceiling, M&E, new joinery and basement partitions, as well as polycarbonate panelled roller shutters with an anodised finish to each to the King Street and St Anns Square elevations.

There would also be treatment to a currently exposed concrete bulkhead visible within the glazing to the St Ann's side.

The proposed signage would be comprised of individual letters with opal acrylic faces, 1no. each to the King Street and St Anns Square elevations. The letters would be fixed into a clear acrylic panel, which would be hung from the shopfront glazing's fixing joints via 10mm suspension rods. The acrylic panel would feature a band of aluminium to the top side to prevent the acrylic from flexing.

The proposed condenser unit would measure 940mm wide by 460mm deep, with a height of 1630mm and it would be sited adjacent to the roof's existing 2.2m height plant screen.

This application is being considered in conjunction with PLA-2026-000543: Installation of 1no. air condenser to roof. Impacts to the listed building are considered in this application, where the associated application is to assess matters of visual impact on the settings of the Listed Buildings within the vicinity and the Conservation Area, as well as noise.

Relevant planning history

PLA-2026-000544: Installation of 2no internally illuminated fascia signs. Withdrawn 08/07/2026

Consultation, notification and publicity responses

Consultations

Historic England:
No comment.

Notifications and publicity

Occupiers of neighbouring buildings were notified via notification letters and the application was advertised via site notice and in the MEN as affecting a listed building. No representations were received in response to the application.

Relevant policies

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- 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
- 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
- DC19 – Listed Buildings

NPPF

- Section 6 (Building a Strong Competitive Economy)
- 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 16 (Decision of Application)

Shopfront and Signage Design Guide

- 6.1 (Existing Shopfronts)
- 6.2 (New Shopfronts)

Assessment

Impact on the Heritage Asset

Where internal works have been carried out on site, the goalpost has been fixed into the listed building's historic brickwork fabric, resulting in a degree of less than substantial harm.

Within the scope of this application, the applicant has proposed a reconfiguration of goalpost framing such would not be fixed into the brickwork. The applicant has submitted the Method Statement – Protection of Existing Listed Building Fabric Revision 2 document, providing details

of repairs where the goalpost fixing has caused damage. Plasterboard would then be reinstated to this area. The document otherwise details methodologies for working around historic fabric across the floor plate. It is recommended in the event of an approval that compliance conditions are attached to ensure adherence to this method statement to reduce any harm associated with the repairs and works.

Otherwise, the proposed goalposts, new ceilings, M&E joinery, basement partitions, or any finishes would not have a significant impact on the special character or significance of the building as they entirely relate to the modern extension of the listed building.

The current exposed concrete bulkhead visible within the glazing to the St Anne's side is proposed to be concealed. In the event of an approval, a condition requiring final details and samples is recommended to facilitate securing the most visually recessive treatment.

The existing St Anne's side roller shutter would be removed. The 2no. proposed internal roller shutters would have a matching design, be set back from their respective glazed frontages, would be a lightweight product and would be concealed within the bulkheads of the newly formed ceiling. These roller shutters are not considered to result in harm to the listed building and preserve the transparency of the glazed extension.

With regards to the signage, it would be sited behind the glazing and above the entrance. The acrylic block fixing method to house individual letters is an appropriate design solution to preserve the lightweight appearance of the modern glazed shopfront. The signage is therefore considered to result in negligible harm and respect the predominant architectural feature of the modern extension.

The proposed plant would be obscured behind an existing screen and not visible within any street-level views of the Listed Building. Within the plant deck, the condenser unit would be positioned within the remaining available space and away from the Listed Building's window. The proposed plant is therefore considered to result in negligible harm.

Assessment of Harm

As outlined above, where the works commenced prior to the determination of this application and where the steel beam has been fixed into the historic brickwork of the listed building, a low level of less of less than substantial harm has been caused to the Listed Building. It is noted that the amended scheme would remove the fixing into the brickwork, and a methodology has been submitted to mitigate that harm and repair the fabric.

In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, the proposed commercial fitout would support the operations of a viable retail use within a vacant unit in line with Places for Everyone Policies JP-Strat2, JP-S1, JP-J1, JP-P1 and JP-P2; Core Strategy Policies SP1, EC1, CC1 and CC2; as well as Section 6 of the NPPF.

As such, the less than substantial harms resulting from the works are at a level where the public benefits of facilitating the occupancy of a viable use outweigh the harm. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) 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 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.

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 and subject to conditions, the proposed works are considered to not have an unacceptable adverse effect on the listed asset's architectural and historic character. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would also meet the requirements set out in 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.

Recommendation:

Approve

Conditions attached to this decision

1) LBC Time

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) Approved Plans and Documents

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) Repair of Historic Fabric Methodology.

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) Protection of Historic Fabric Methodology.

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) Exposed Bulkhead Concealment.

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 Roller Shutter

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 Finishes

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 Clear Glazing

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.