



Planning

Growth & Development

Delegated officer report for planning application

Application no.	144852/LO/2025
Date registered valid:	27 March 2026
Proposal:	Listed Building Consent for elevational alterations for new shopfront and associated internal partitions.
Address:	4A Ridgefield, Manchester, M2 6EQ
Ward(s):	Deansgate Ward
Applicant:	Mr Oluwemimo Adebisi Hawt and Cocoa Ltd
Agent (if any):	Mr Gary macpherson Arthropod
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	20/05/2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 02 April 2026

Standard consultations:

Printed: 2 April 2026 Expired: 25 April 2026

Neighbour notifications

Printed: 2 April 2026 Expired: 25 April 2026

Site notice

Posted: 13 April 2026 Expired: 5 May 2026

Press advert

Published: 14 April 2026 Expired: 6 May 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/building

The application relates to the Grade II listed 5-15, John Dalton Street/105-113 Deansgate, otherwise known as Queens Chambers.

Constructed in 1876, the building is in a Gothic style, with facades comprised of sandstone and featuring large areas of modern glazing interventions to the ground floor. The shopfronts are mostly later interventions but sit within the original stone apertures with arched corner detailing. The building's historic significance derives primarily from its architectural quality and detailing.

The unit subject to this application relates to a storage area and staircase to the club basement below, with a façade fronting onto Ridgefield. Externally, there is an unauthorised wood frame frontage to the basement/storage area which has detracted from the architectural quality of the façade and lacks the active glazed frontages found elsewhere throughout the building group.



Currently, the unit features a number of modern interventions including plasterboarding and a suspended ceiling. The slatted louvres screen unauthorised plant within the suspended ceiling, which are believed to serve to other commercial units within the building.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of Area

The listed building is within and contributes positively to the St Anns Square Conservation Area. From certain vantages, the unit's Ridgefield frontage can be seen together with the Grade II listed 4-14 King Street.

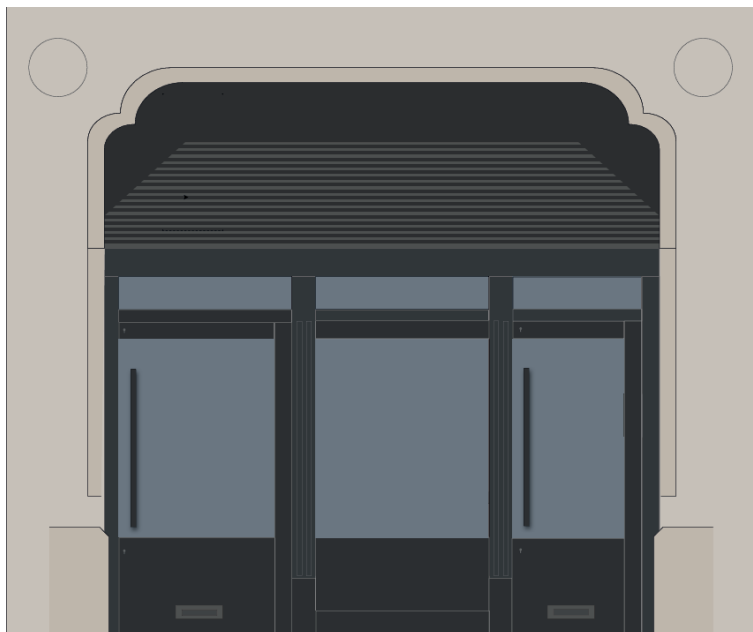
Following public realm works associated with the multi-storey building opposite, Ridgefield has been pedestrianised. As such, the unit is within a more visible location that experiences greater footfall than when it was primarily a servicing route.

Description of Development

Listed Building Consent is sought for a commercial shopfront and an internal fitout, following internal partitioning to create a new unit and dividing it from the basement staircase.

Shopfront

The existing tripartite wooden framing would be partially retained. A new door would be created to the left-side of the frontage for a secondary means of access/escape to the basement club below. A second door would feature in the existing position, providing access to the new commercial unit.



The shopfront would introduce glazing to both doors and the central window. They would retain a degree of timber to the lower portion of the shopfront, lining through with the adjacent unit's stallrisers.

Works to the existing and unauthorised wooden louvre structure above would not form part of this application.

Internal Fitout

New partitioning would be installed to divide the new commercial unit from the basement staircase. Within the new unit, repair works would be undertaken including:

- Preservation of original shell including brickwork, cornice, original internal window frame
- Sealing of all existing internal original finishes with a heritage lime wash paint.
- Patch and repair of existing original ceiling

There would be new joinery to form a pine ply back bar, storage and shelving, bar counters and fixed seating.

To the southern internal elevation there would be new plaster. A section of old ceiling joists would be preserved and made visible.

To the northern internal elevation, existing plaster would be repaired.

No works to the floors are proposed.



The existing corncicing and ceiling would be finished in a Farrow and Ball Marmelo colour paint. Exposed brickwork would be finished in a Farrow and Ball Conforth White colour paint.

This application is being considered in conjunction with application 144851/FO/2025 for the creation of a new commercial Class E(b) unit with associated external alterations.

Consultations & Notification Responses

Notification/Advertisement:

Occupiers of neighbouring buildings were notified of the proposal via notification letters, the application was advertised as affecting a listed building and the setting of a conservation area, and was also publicised in the Manchester Evening News. No representations have been received as a result of this publicity.

Historic England:

No objection.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- 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
- EC3 – The Regional Centre
- CC1 – Primary Economic Development Focus: City Centre and Fringe
- 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 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Section 16 (Decision on Application)

Shopfront and Signage Design Guide

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

Issues

Impact upon the Heritage Asset

Subdivision of the existing space

While new partitioning would subdivide the basement staircase from the remainder of the ground floor space, it is acknowledged that a soft strip of partitioning has already taken place prior to the determination of this application, which has opened up additional space to the back of the proposed commercial unit.

With these spatial gains, and in the context of the creation of a new commercial unit within a space otherwise inaccessible to the public, it is not considered on balance that the partitioning of the unit would incur harm to the spatial character of the unit, allowing greater appreciation of the space than at present.

Commercial unit fitout

Within the new commercial unit, the repair of the recently exposed original ceiling and cornicing would be an enhancement and result in an overall positive benefit. Similarly, there would be views of the historic ceiling joists visible within the brickwork.

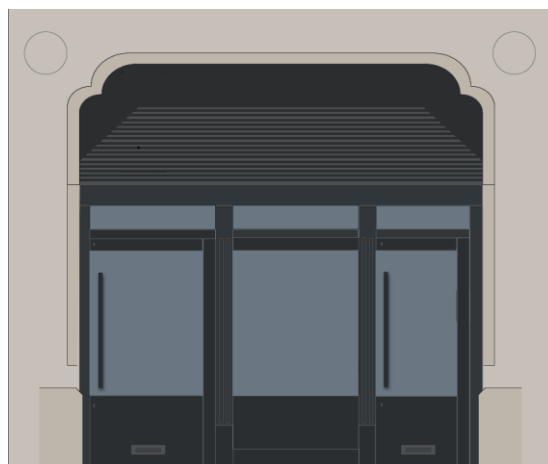
Where the original elevations would be impacted by the works, brickwork would be exposed, repaired and preserved with a white limewash paint. The existing plasterboard would also be repaired and reused.

It is considered that the proposed works would have minor positive heritage impacts. In order to assure the quality of these works, a compliance condition is recommended in the event of an approval to ensure the works are carried out in accordance with the Method Statement received 22/04/2026, including use of the Farrow and Ball Marmelo paint to the ceiling and the Farrow and Ball Conforth White to the brickwork.

Shopfront

The proposal would repurpose part of the existing unauthorised wooden tripartite shopfront frames helping create 2no entrances at the left and right sides.

It is acknowledged that the shopfront would therefore lack symmetry and there would be some bulk added where there would be new door frames. As the unauthorised wooden louvres and plant servicing other units within the building group do not form part of this application, it is acknowledged that the alterations to the shopfront would not achieve the same degree of glazing as the adjacent unit or those within the building group.



The proposal would therefore appear somewhat awkward in its proportions and lack the same lightweight and transparent approach to the design of modern commercial units within the building group. It is therefore considered that the proposal would result in a low level of less than substantial harm to the appearance of the building group.

However, it is also accepted that there would be new bulk associated with any scheme to subdivide and create a new commercial unit.

Additionally, the level of transparency would be increased across frontage as compared to the existing situation, with the removal of the existing frosted glazing and replacement of the wooden door with a glazed variant.

The glazing would retain a stallriser element to the lower portions, lining through with the adjacent unit and corresponding to its design in this respect.

Overall, while the Council would usually seek a more fundamental redesign of the unauthorised works, it is acknowledged that due to the limitations of site ownership and areas of the frontage outside the demise of the unit, it has not been possible in this instance. Given the constraints of the site and that the proposal would create an active frontage to a new commercial unit, it is considered to be acceptable in its design on balance.

Assessment of Harm

As outlined above, there would be a low level of less than substantial harm as a result of the shopfront's slightly awkward proportioning and modern appearance. There are positive heritage benefits in repairing the newly exposed ceiling and cornicing detailing and repair of the original brickwork and damaged plasterboard.

In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, the proposal would facilitate bringing the vacant unit into a viable commercial use in line with Core Strategy Policies SP1, EC1, EC3 and CC1.

As such, the less than substantial harm 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, 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.

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-P1, and JP-P2; Policies SP1, EC1, EC3, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; and sections 12 and 16 of the NPPF as they relate to the sustaining, 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 policies 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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 on...

30/12/2025:

- Location Plan

22/04/2026:

- Method Statement 4A Ridgefield, M2 6EQ dated 21.04.26

17/05/2026:

- 'Proposed exterior frontage' drawing

22/04/2026:

- 'Existing and proposed floor plans' drawing [reflected ceiling plans]]
- 'Proposed internal elevations' drawing

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, EC1, EC3, CC1, CC9, EN3 and DM1 of the Core Strategy; saved policy DC19 of the Unitary Development Plan for the City of Manchester; and Section 16 of the Listed Buildings and Conservation Areas Act 1990.

3) Methods

The ceiling repair work and finishes, as well as the elevational finishes hereby approved shall be carried out in accordance with details of the approved methods and products outlined in the Method Statement 4A Ridgefield, M2 6EQ dated 21.04.26 and received by Manchester City Council as the Local Planning Authority on 22/04/2026. The methodologies shall remain in situ for the duration of the construction of the development, and the products for finishes shall remain in situ thereafter.

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

7 Ridgefield, Manchester, M2 6EG
Arcane, 2 South King Street, Manchester, M2 6DQ
9 John Dalton Street, Manchester, M2 6FW
Fourth Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Ground Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Second Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Ground Floor And First Floor, 105 - 107 Deansgate, Manchester, M3 2BQ
105 - 107 Deansgate, Manchester, M3 2BQ
4A South King Street, Manchester, M2 6DQ
Basement And Ground Floor, 4A South King Street, Manchester, M2 6DQ
Basement, 111 Deansgate, Manchester, M3 2BQ
109 Deansgate, Manchester, M3 2BQ
Third Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
7 John Dalton Street, Manchester, M2 6FW
113 Deansgate, Manchester, M3 2BQ
111 Deansgate, Manchester, M3 2BQ
First Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
2 Ridgefield, Manchester, M2 6EQ
Third Floor, 2 Ridgefield, Manchester, M2 6EQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL