MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000343
Application type:	Listed building consent (Alt/Ext)
Proposal:	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.
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.

With respect to the interior, there is little original fabric in the ground floor other than two cast iron columns. There are some areas of significance within the basement, with the brickwork vaulted ceiling visible and painted over.

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

Listed building consent is sought for a commercial ground floor and basement fitout, shopfront alterations and external signage.

Ground Floor Fitout

The alterations would facilitate a commercial space to the front two thirds of the unit, with a more semi-private space to the rear third of the unit.

Sets of MDF goalpost columns would be constructed along the floorplate. These would tie into coffered ceilings and house servicing within the lengthways bulkheads. The coffered ceiling within the rear third of the unit would be more intricate, with a recessed lip to feature uplighting. Ceilings would otherwise feature new downlighting and finished in eggshell paint.

One historic column to the front of the unit would remain exposed. A second column towards the rear of the unit would feature PDF curtain rail housing either side. There would be a new partition within the back-of-house space by the staircase.

Existing wall linings and one partition would be removed. Wall would be lined with replacement plasterboard partitions leaving a void space. Walls would be finished in a similar eggshell paint

The non-original plywood floor would be removed to the front of the unit to return it to the timber and concrete deck level, with a new 18mm plywood sub floor installed for ramped entrance. There would otherwise be a 12.5mm plywood sub floor across the unit. Floors would be finished in various tiling.

Basement Fitout

The vaulted basement area would not feature any new floor, ceiling or paint finishes. The existing rack storage would remain in-situ.

A staff area would be created with new bench seating fixed into non-original fabric. Walls would be painted in eggshell.

Between these spaces there would be a bespoke fitted steel cage door for security purposes.

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.

External Signage

The fascia sign would be sited within the signage area within the existing large fascia. It would consist of brass text, displaying the 'CREED' branding in individual lettering. The text would

measure a maximum of 921mm x 445mm. It would be halo-lit in a warm white 3200k colour, with illuminance levels of 300cd/m^2. Edge detailing would be applied to the perimeter of the fascia to provide the appearance of depth to the signage.

The projecting sign would reutilise the existing traditional bracket, though its siting would be altered to bring the sign to fascia level. The signboard would be a plywood panel painted in a gloss RAL 9005 colour. It would be square in shape, having a minimum depth of 25mm with each face measuring 600mm. Each face would feature a 10mm deep beading detail increasing the maximum depth to 45mm at the perimeter. The sign would exhibit hand-painted text in a brass colour, and would not be illuminated.

This application is considered in conjunction with PLA-2026-000642: External alterations to shopfront including new entrance door. 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 Listed Buildings within the vicinity and the Conservation Area, as well as highways, accessibility and security matters.

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

No consultations.

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

The proposed ground floor fitout would leave the remaining elements of historic fabric (consisting of the 2no columns) exposed and celebrated within the interior of the unit.

The proposed goalposts, coffered ceilings and alterations to the flooring would not have a significant impact on the special character or significance of the building and would moreover keep servicing hidden from public view. The finishes are also not considered to have an impact on significance.

Where curtains are proposed to create a semi-private rear third of the unit, this is a relatively flexible solution which can leave the volume of the space appreciable. Partitions within the back-of-house space would neither discernibly subdivide the space.

While the steel security gate would obscure views of the vaulted brickwork ceiling, the basement would function as a back-of-house staff area that is not accessible to the public. No

other basement works or finishes are considered to significantly impact the character of the space. On balance, the works to the basement would have a neutral impact.

With regards to the shopfront, the lower section of the proposed door would match the height of the existing shopfront stallriser and continue the moulding detail across the shopfront. In the event of an approval, a condition requiring a matching detail is recommended to be attached to the decision notice. The black paint would be of a similar finish to the existing shopfront and reflect adjacent shopfronts. These works are considered to have a neutral impact on the external character of the listed building.

As addressed in application PLA-2026-000342, the proposed individual letter sign would be appropriately sited at fascia level, appearing proportionate in scale and well-integrated within the elevation. The edge detailing would work to create a recessed illusion for the fascia and provide definition to the perimeter of the signage. This detailing, and the individual lettering, would not significantly project beyond the face of the elevation.

The proposed brass materiality, halo illumination and warm lighting would be of an appropriate design, and cohere with the design of adjacent shopfronts and those within the immediate vicinity. A condition is recommended to ensure that the sign is comprised of brass in accordance with submitted drawings.

The projecting sign would repurpose the existing traditionally styled bracket, though would relocate it to a more appropriate fascia level. The signage itself would be a hand painted 25mm plywood board with a perimeter beading detail. The sign is considered acceptable with respect to its design and to cohere with the overall appearance of the more traditionally styled shopfront.

Assessment of Harm

Given the above, the proposal is not considered to have an adverse impact on the significance of the listed building. 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 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-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.

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

- A101
- 110
- 200 Rev B
- 203
- 204
- 205 Rev A
- 208
- 208A
- 209
- 216 Rev A
- 217 Rev A
- 219
- 504 Rev A
- 510

All received 31/07/2026

- 201
- 207

All received 03/08/2026

- 206 Rev B
- 212 Rev B
- 213
- 214 Rev A
- 506

All received 06/08/2026

Documents

- Construction Method Statement

Received 07/08/2026

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to 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.

3) Brass

The individual lettering text to the 1no. fascia sign hereby approved shall be a brass material in accordance with drawing 214 Rev A 219 received by the City Council as Local Planning Authority on 06/08/2026.

Reason - In the interests of visual amenity and ensuring a high-quality finish 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-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.

4) Matching Mouldings

The panel mouldings to the shopfront door hereby approved shall match those on the existing shopfront stallrisers in accordance with drawing no. 219 received by the City Council as Local Planning Authority on 31/07/2026.

Reason - In the interests of visual amenity and ensuring a consistent shopfront design 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-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.

5 Protection of Historic Fabric Methods

The fitout hereby approved shall be carried out in accordance with details of the approved details received by the City Council, as Local Planning Authority and remain in situ for the duration of the construction of the development. For the avoidance of doubt, these details consist of the following documents:

- Construction Method Statement

Received 07/08/2026

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 and to ensure consistency 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.

Informatives