

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132534/LO/2021

Date registered valid: 4 January 2022

Proposal: Listed building consent for the installation of an illuminated menu sign advertisement board

Address: 21A Manchester Road, Manchester, M21 9PN

Ward(s): Chorlton Ward

Applicant: Mr Andy Beetham JD Weatherspoon Weatherspoon House, Central Park, Reeds Crescent, Watford, WD24 4QL

Agent (if any): Mr Andy Beetham SR Signs 12 Wortley Moor Lane, Upper Wortley, Leeds, LS12 4HX

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28.02.2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 14 January 2022

Standard consultations:

Printed: 6 January 2022 Expired: 27 January 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 14 January 2022 Expired: 4 February 2022

Press advert

Published: 11 January 2022 Expired: 1 February 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to the forecourt of a Public House located within a grade II listed building. The forecourt is used for outside seating and is enclosed by low railings.



Listed building: Grade II

Conservation area: Not applicable

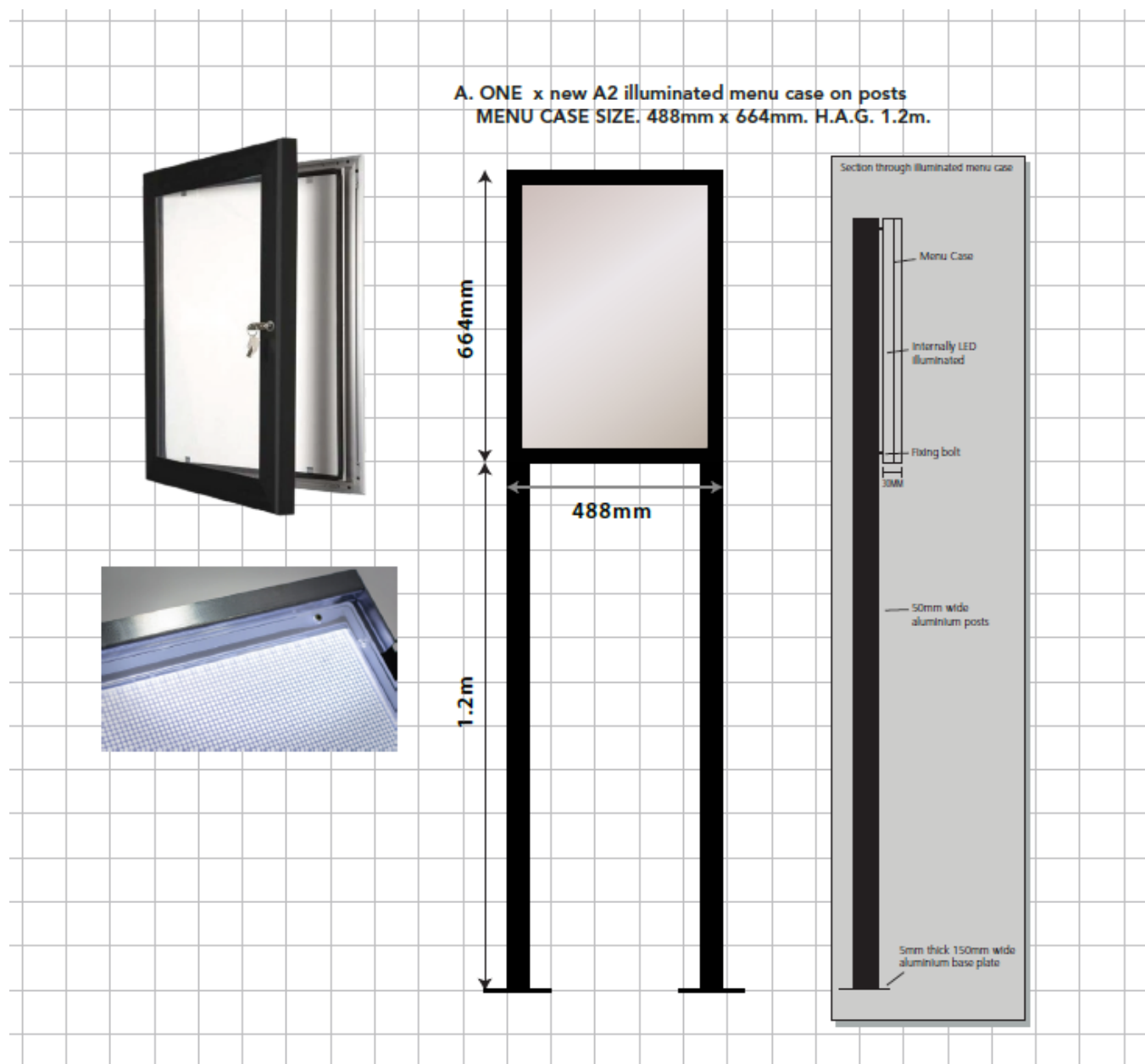
Tree Preservation Order: Not applicable

Description of area

The site is located on the west side on Manchester Road within Chorlton District Shopping Centre. To the south is a former Cinema now used as a Funeral Directors and to the north an area of open land and Chorlton Library. There are residential/commercial units facing the site.

Description of development

Consent is sought to install a free standing, internally illuminated menu sign adjacent to the entrance to the forecourt from the public footpath. The sign is single sided.



Consultations & Notification Responses

Local Residents/Businesses

No representations received.

Policies

Core Strategy

The relevant Core Strategy policies are DM1 and EN3

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to protect the City's heritage assets from inappropriate development.

Unitary Development Plan

The relevant saved UDP policy is DC19 which seeks to protect the City's Listed Buildings from inappropriate development.

Issues

Principle

This is a commercial property in a district centre the principle of providing signing is considered acceptable.

Impact on the Listed Building

The proposed sign is located at the front of the forecourt away from the building itself. Thus whilst the sign will be seen against the backdrop of the Listed Building it will not physically impact on the historic fabric of the listed structure. In terms of the setting of the listed Building the sign is on a busy forecourt and it is not considered that the addition of the sign would have any significant impact.

Conclusion

The proposed sign does not directly affect the historic fabric of the building nor does it impact significantly on the setting. On balance it is therefore considered acceptable.

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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

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:

Elevations and photographs received 17 December 2021

Location plan received 12 January 2022

Design and Access Statement received 17 December 2021

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.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH