MANCHESTER CITY COUNCIL

Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended)

Refusal of Listed Building Consent

Applicant

Ms Natalie Waldron
Gusto Restaurants Limited
98 King Street
Knutsford
Cheshire
WA16 6HQ

Agent (if used)

Mrs Victoria Kirkpatrick
Bridge Architects
19 Lumb Lane
Littlemoss
Manchester
M43 7BU

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for fixing of 1no. wall mounted illuminated restaurant sign associated with new restaurant entrance.
Fixing of 11no. fixed, fabric, branded awnings to 11no. window/new door reveals on existing Lloyd Street elevation
Application of branded window vinyls to Lloyd Street elevation

Location: The Olive Press , 4 Lloyd Street, Manchester, M2 5AB

Date of application: 11 June 2014

Application number: 105968/LO/2014/C1

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **refused** in accordance with the application and plans submitted for the reason(s) listed below.

Article 31 Declaration

Discussions have taken place with the applicant prior to the submission of this application, and it was clearly stated that the proposed awnings were unlikely to be considered acceptable to the City Council. The acceptable dimensions of projecting signs was also discussed. As such, initial concerns have not been addressed in a satisfactory manner.

Reason(s) for decision

3) The proposed projecting sign is considered to be unacceptable by virtue of the proposed thickness, some 50mm, which is consider to be unduly obtrusive and would significantly detract from the architecture and heritage value of the listed building, upon

which it would be located, and would not be in accordance with policy DC19.1 (Listed Buildings) and DC 15.2 (Advertisements) contained with the Unitary Development Plan for the City of Manchester; Policy CC9 (Design and Heritage), Policy EN3 (Heritage) and Policy DM1 (Development Management) of the Manchester Core Strategy; and, Section 7 (Requiring Good Design) and Section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework.

Date: 6 August 2014

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision refers only to that required under the Planning (Listed Buildings & Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse consent or approval for the proposed development, or to grant consent or approval subject to conditions, he may appeal to the First Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. If consent is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 27 of the Act.

4. In certain circumstances, a claim may be made against the local planning authority for compensation, where consent is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Act..