

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143403/LO/2025

Date registered valid: 1 August 2025

Proposal: Listed building consent for installation of illuminated 2no. fascia signs to existing canopy

Address: Northern Ballet School Ltd, Oxford Road, Manchester, M1 5QA

Ward(s): Deansgate Ward

Applicant: David Thompson- Northern Ballet School BIMM

Agent (if any): Mr Mark Newton Mark Newton Associates Ltd

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 September 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 8 September 2025

Standard consultations:

Printed: 8 August 2025 Expired: 30 August 2025

Neighbour notifications

Printed: 8 August 2025 Expired: 30 August 2025

Site notice

Posted: 8 August 2025 Expired: 30 August 2025

Press advert

Published: 12 August 2025 Expired: 3 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application refers to the Dancehouse. The building was built in 1929-30 and is Grade II listed; it represents an early example of a multiple cinema complex. It has a 4-storey faience clad façade divided into 9 bays filled with shop units at ground level except for the central bay which has a projecting canopy over the entrance to the theatre.

The occupier also includes the Performers College.

Description of area

The site is not located in a Conservation Area.

The site is opposite the Circle Square mixed-use neighbourhood (formerly the BBC site) to the front and a large apartment block called The Quadrangle to the rear of the site. University buildings are also nearby to the application site, as well as a hotel and other commercial premises.

Oxford Road is a busy bus corridor and gateway route linking South Manchester with the City Centre. The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

Description of development

Listed building consent is sought for the installation of 2no. illuminated fascia signs to the existing canopy.

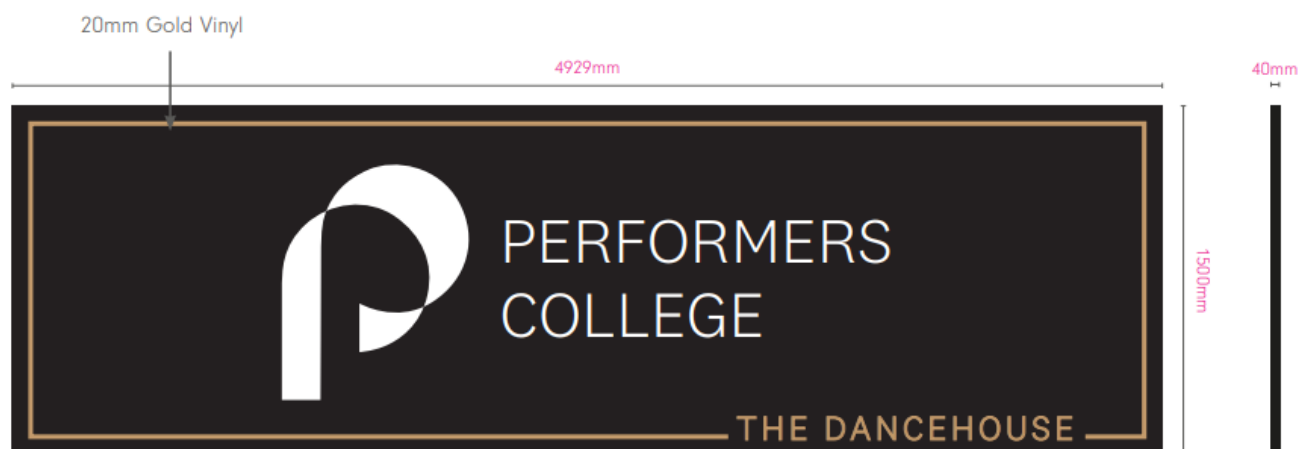
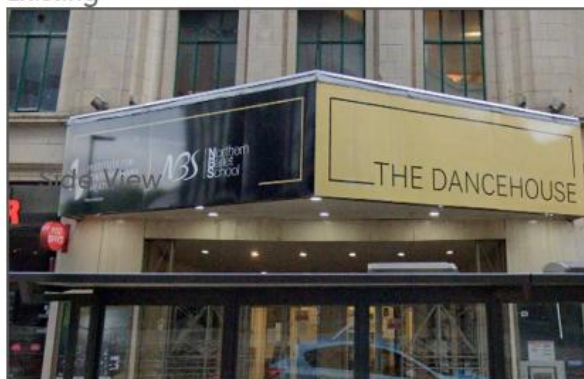


Figure 1 – Proposed fascia sign

Existing



Visual



Figure 2 – Existing and Proposed Visuals

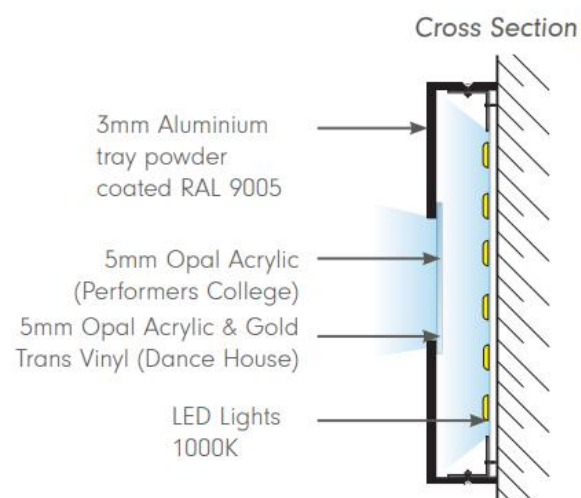


Figure 3 – Cross section through fascia signs

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

Policy JP-Strat2 – City Centre
Policy JP-P1 - Sustainable Places
Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

Policy DC19 – Listed Buildings
Policy JP-P1 - Sustainable Places
Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

Chapter 6 – Building a strong, competitive economy
Chapter 7 – Ensuring the vitality of town centres
Chapter 9 – Promoting Sustainable Transport
Chapter 12 – Achieving well-designed places
Chapter 16 – Conserving and enhancing the historic environment.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Shopfront Design Guide (2024)

National Planning Practice Guidance (NPPG)

Issues

Impacts on the listed building

The original signage was amended with the omission of the vertical banner sign and individual letter signs above the canopy. These changes have reduced the level of visual clutter to the front elevation and harm to the listed building.

The frontage of the listed building has high significance having aesthetic and architectural interest expressed in the distinctive ornate faience cladding.

The existing projecting canopy references the former cinema use and serves to advertise functions at the dance hall and performers college.

The proposal seeks new replacement fascia signs which would have a neutral impact on the significance and setting of the listed building.

Heritage Assessment

No harm has been identified because of the proposal and therefore the scheme does not need to be considered against any public benefits in line with paragraph 215 of the NPPF.

The design of the signage is simplistic and replaces existing signage and would not appear unduly prominent or detract from the character of the listed building.

The significance of the listed building would not be adversely affected by the proposals in line with paragraph 208 of the NPPF. The proposal complies with Policies CC9, EN1 and EN3 of the Manchester Core Strategy, saved UDP Policies DC18 and DC19 which relate to design and heritage.

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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

- 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:
 - The Dance House Performers College, prepared by ensign: Pages 2 and 3
 - Proposed Elevations and Sections: P-002 Rev B

All stamped as received by the City Council as Local Planning authority on the Received 26 September 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

12B Oxford Road, Manchester, M1 5QA
21 Oxford Road, Manchester, M1 7BS
23 Oxford Road, Manchester, M1 7BS
19 Oxford Road, Manchester, M1 7BS
17 Oxford Road, Manchester, M1 7BS
6 Oxford Road, Manchester, M1 5QA
12 Oxford Road, Manchester, M1 5QA
10A Oxford Road, Manchester, M1 5QA
10B Oxford Road, Manchester, M1 5QA
10 Oxford Road, Manchester, M1 5QA
2 - 4 Oxford Road, Manchester, M1 5QA
1 Valette Walk, Manchester, M1 7GA
51 Charles Street, Manchester, M1 7DF
6A Oxford Road, Manchester, M1 5QA
Spar, 2 - 4 Oxford Road, Manchester, M1 5QA
Holiday Inn Express, 2 - 4 Oxford Road, Manchester, M1 5QA
14A Oxford Road, Manchester, M1 5QA
8A Oxford Road, Manchester, M1 5QA
12A Oxford Road, Manchester, M1 5QA
8 Oxford Road, Manchester, M1 5QA
14 Oxford Road, Manchester, M1 5QA

Appendix 2 – Planning constraints

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