MANCHESTER CITY COUNCIL

Town & Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended)

Refusal of Advertisement Consent

Applicant

Kung Fu Noodles MCR Ltd
48 George Street
Manchester
M1 4HF

Agent (if used)

Mr Sabin Zannou
LDM Group
46 Great Ancoats Street
Manchester
M4 5AB

Part 1 – Particulars of the application

Proposal: Retention of 2no fascia signs and 1no menuboard sign

Location: 48 George Street, Manchester, M1 4HF

Date of application: 16 July 2025

Application number: 143006/AO/2025

Part 2 – Particulars of decision

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

Reason(s) for decision

1) The 2no fascia signs and 1no menuboard sign due to their siting, scale, appearance and materiality form incongruous features to the listed building. The signage obscures architectural features to the building, forms clutter with other signage on the building and introduces a style and appearance of signage which is not in keeping nor responds positively to the character and appearance of the building. The signage is result in an unduly harmful impact on the visual amenity and character of the listed building, the conservation area and immediate street scene contrary to the Town and Country Planning (Control of Advertisements) Regulations 2007, policy JP-P2 of Places for Everyone, Policies SP1, EN1, EN3, CC9 and DM1 of the Manchester Core Strategy (2912), Saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), the National Planning Policy Framework and Shopfront and Signage Design Guide (2024).

Date: 9 September 2025

Signed: 

Julie Roscoe
Director of Planning
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision refers only to that required under the Town and Country (Control of Advertisements) (England) Regulations 2007 (as amended) 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 to grant consent subject to conditions, they may appeal to the Secretary of State in accordance with section 78 and 79 of the Act as amended by the Regulations within eight weeks 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 gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.