

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142075/LO/2025 and 142032/AO/2025

Date registered valid: 27 February 2025

Proposal: 142075/LO/2025 - Listed building consent for the installation of three halo illuminated individual letter signs.
142032/AO/2025 - Installation of three halo illuminated individual letter signs.

Address: 86 Cross Street, Manchester, M2 4LA

Ward(s): Deansgate Ward

Applicant: Mr Andrew Lister Individual Restaurants

Agent (if any): Mr Chris Betteridge De Pol Associates

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 April 2025

Application details

Type of application: Listed Building Consent and Advertisement Consent

Development type: Listed building alteration and advertisements

Date of site visit: 13 March 2025

Standard consultations:

142075/LO/2025 - Printed: 6 March 2025 Expired: 27 March 2025

142032/AO/2025 - Printed: 6 March 2025 Expired: 27 March 2025

Neighbour notifications

142075/LO/2025 - Printed: 6 March 2025 Expired: 27 March 2025

Site notice

142075/LO/2025 - Posted: 13 March 2025 Expired: 3 April 2025

Press advert

142075/LO/2025 - Published: 11 March 2025 Expired: 1 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

This application relates to a commercial unit located to the ground floor of the Grade II listed Anglia House that is positioned on a prominent location within Albert Square Conservation Area at the core of the City Centre. The unit was last in commercial use as a betting office and is currently used as a restaurant. There are residential apartments within the upper floors.

The building was constructed in 1906 as an insurance office to the design of Charles Heathcote, with red sandstone and polished granite elevations. Both externally and internally many of the original/historic features survive, including joinery (sash widows and external shop window frames), steel columns, timber floorboards, tiles, plastered walls with cornices and exposed brick walls to basement, making an important contribution to the asset's overall significance.

The building is within the central shopping and business area of the City Centre and surrounding uses include the Town Hall Complex, shops, offices, bars, hotels and restaurants. The building is diagonally opposite the corner of Albert Square.

Description of development

Advertisement Consent and Listed Building Consent is sought for the following works:

- The installation of 3no. halo illuminated individual letter signs mounted on a rail attached to the stone fascia. These signs would be located above the entrance and within the two shop window bays adjacent the entrance.

Consultations & Notification Responses

Publicity -

142032/AO/2024 - Letters were sent to surrounding occupiers. No responses were received.

142075/LO/2025 - The application was advertised in the local press as an application for Listed Building Consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

Highway Services – Advised that the proposals are acceptable.

Environmental Health - Advised that the signage will need to be selected and installed so to not exceed 300cd/m2.

Transport For Greater Manchester - Agreed with the comments made by Metrolink.

Metrolink - Recommended a condition regarding safety next to the Metrolink lines.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs) confirms acceptable shop front and signage works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Town and Country Planning (Control of Advertisements) Regulations 2007 - requires local planning authorities to exercise their powers under the Regulations in the interests of amenity and public safety, taking into account material provisions of the development plan and any other relevant factors.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this

instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 210 states that in determining planning applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity -

The signs would be in the same location as those installed by the previous occupier and would be installed on the existing stone fascia of the building. The proposed signs would be halo illuminated.

The addition of illumination to the signs would increase the visibility of the signs making them appear more prominent than the previous signs, however the signs are an expected feature of the shop front and would be appropriately located on the existing stone fascia. They would also have a similar appearance to the previous signs and would reduce advertisement clutter by reducing the number of signs compared to the previous signage.

The works would therefore comply with the Core Strategy for the City of Manchester, in particular Policies SP1 and DM1 and saved policy DC14 of the Unitary Development Plan.

Public Safety - No issues.

Residential Amenity -

The projecting signs would be limited to 300 cd/m² by condition to protect residential amenity.

The works would therefore comply with the Core Strategy for the City of Manchester, in particular Policies SP1 and DM1 of the Unitary Development Plan for the City of Manchester.

The impact on the Character and Appearance of the Heritage Assets affected -

The signs would be in the same location as those installed by the previous occupier and would be installed on the existing stone fascia of the building. The proposed signs would be halo illuminated.

The existing fascias of the building have been damaged by previous signage installations. The proposed signs could not disguise all of the damage while being in keeping with the character and use of the building so a condition would be attached to the listed building consent to require the submission of a repair method for the stonework.

The addition of illumination to the signs and associated works would also cause a low level of non-substantial harm to the character of the building due to the signs being more prominent than the previous signs and as a result less in keeping with the age of the building and the potential for the creation of more holes in the stonework.

In view of the above, in relation to the grant of listed building consent, it is considered that due to the proposals would cause less than substantial harm to the Grade II listed building affected by the works. The signage would comply with Sections 16 (2) and 66 of (Listed Buildings and Conservation Areas) Act 1990, Sections 7 and 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester, in particular Policies SP1, CC9, EN3 and DM1 and saved policies DC19.1 of the Unitary Development Plan for the City of Manchester as the public benefit of the proposals is that they would assist in retaining the occupier of the ground floor and basement of the building as the signs would advertise their business to customers assisting success of the business and the retention of the jobs created. The condition would also require the repair of previous damage improving the external appearance of the building.

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: 142075/LO/2025 – Approve
142032/AO/2025 – Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

142075/LO/2025 - 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 have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 30 January 2025

The Design proposal Revision F dated 23/04/25 (6 pages) received by the City Council as local planning authority on 23 April 2025

The email from DE POL Chartered Town Planners dated 16 April 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9 and SP1 and saved policies E3.3, DC14.1 and 14.5, DC18.1 and DC19.1 of the Unitary Development Plan.

3) a) A specification and method statement for the repair of the damage to the stone fascia including details of the proposed extent of repairs shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the signs hereby approved.

b) A sample of the repair shall be made available for statement and approval in writing by the City Council as local planning authority prior to the commencement of the repair works.

c) The approved repairs shall be implemented only in accordance with the approved information and using the approved samples and shall be completed within 2 months of the installation of the signs.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

142032/AO/2025 - Condition(s) to be attached to decision for approval

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 30 January 2025

The Design proposal Revision F dated 23/04/25 (6 pages) received by the City Council as local planning authority on 23 April 2025

The email from DE POL Chartered Town Planners dated 16 April 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9 and SP1 and saved policies E3.3, DC14.1 and 14.5, DC18.1 and DC19.1 of the Unitary Development Plan.

3) The illumination levels of the illuminated signs hereby approved shall be limited to 300 cd/m² and lighting from illuminated signage shall be designed and installed so as to control glare and overspill onto nearby properties.

Reason - To not affect public safety, in particular highway safety in accordance with policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012), saved policies DC14.1 and DC14.5 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF.

4) No works shall take place until detailed method statements of installation and risk assessments, has been submitted to, and approved in writing by the City Council as local planning authority.

Reason: To safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working near Metrolink in accordance with policies SP1 and DM1 of the Core Strategy for Manchester City Council.

Informatives

1) Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway.

- The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

- The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Second Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Xana Health Manchester Clinic, 1 Albert Square, Manchester, M2 6LW
82 Cross Street, Manchester, M2 4LA
Fifth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
First And Second Floor, 59 Cross Street, Manchester, M2 4JW
Ground Floor, 59 Cross Street, Manchester, M2 4JW
Sixth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Fourth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Seventh Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Third Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
First Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
55 Cross Street, Manchester, M2 4JN
Fourth Floor, 1 Princess Street, Manchester, M2 4DD
Second Floor Offices, 1 Princess Street, Manchester, M2 4DF
Third Floor Office, 1 Princess Street, Manchester, M2 4DF
ALEC FINCH GROUP LIMITED, Fourth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Fifth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Sixth Floor Steam Packet House, 76 Cross Street, Manchester, M2 4JG
First Floor, 1 Princess Street, Manchester, M2 4DF
1 Princess Street, Manchester, M2 4DF
Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Johnson THE CLEANERS, 61 Cross Street, Manchester, M2 4JW
Optimax Laser Eye Clinic, Third Floor, 1 Albert Square, Manchester, M2 6LW
59A Cross Street, Manchester, M2 4JW
47 Cross Street, Manchester, M2 4JF
Basement, 3 - 5 Princess Street, Manchester, M2 4DF

76 Cross Street, Manchester, M2 4JG
57 Cross Street, Manchester, M2 4JW
Basement To First Floor, 1 Albert Square, Manchester, M2 3LW
First Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU
Seventh Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU
Ground Floor, 76 Cross Street, Manchester, M2 4JG
1 Albert Square, Manchester, M2 3FU
11 St James's Square, Manchester, M2 6DN
Phoenix House, 45 Cross Street, Manchester, M2 4JF
Third Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Basement, 11 St James's Square, Manchester, M2 6DN
Ground Floor, 57 Cross Street, Manchester, M2 4JW
Second Floor, 1 Albert Square, Manchester, M2 6LW
17 Bow Lane, Manchester, M2 4FW
Flat 1, 84 Cross Street, Manchester, M2 4LA
Flat 8, 84 Cross Street, Manchester, M2 4LA
Flat 7, 84 Cross Street, Manchester, M2 4LA
Flat 6, 84 Cross Street, Manchester, M2 4LA
Flat 5, 84 Cross Street, Manchester, M2 4LA
Flat 4, 84 Cross Street, Manchester, M2 4LA
Flat 2, 84 Cross Street, Manchester, M2 4LA
Flat 3, 84 Cross Street, Manchester, M2 4LA
Skin Clinics, Fourth Floor, 1 Albert Square, Manchester, M2 6LW
70 - 72 Cross Street, Manchester, M2 4JG
74 Cross Street, Manchester, M2 4JG
Second Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG

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
Conservation Area - St Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRAL