

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142188/LO/2025
Date registered valid: 27 March 2025
Proposal: Listed Building Consent for the installation of 2no non-illuminated plaque signs and 2no illuminated window signs.
Address: 38 Mosley Street, Manchester, M2 3AZ
Ward(s): Deansgate Ward

Applicant: The Cut and Craft Limited
Agent (if any): Mr Matthew Pardoe Moorside Planning Ltd
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 19/05/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 4 April 2025 Expired: 27 April 2025

Neighbour notifications

Printed: 4 April 2025 Expired: 27 April 2025

Site notice

Posted: 4 April 2025 Expired: 27 April 2025

Press advert

Published: 8 April 2025 Expired: 29 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the Grade II* listed former Royal Bank of Scotland. The property is completed in sandstone in an Italian palazzo style, with prominent columned entrance fronting out onto Mosley Street. The ground floor features original double height timber windows, with circular frame detail. A secondary side entrance then features along the property's York Street elevation. The ground floor has recently been subject to a restaurant and office fit-out. Existing plaque signage features on the front and rear elevations of the building, along with some unauthorised signage.

Listed building: Grade II*

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The application site lies within the heart of Manchester City Centre, with St Peters Square lying to the south-west and Piccadilly Gardens to the north-east. Mosley Street is a key road within the City Centre providing pedestrian and tram access between St Peters Square and Piccadilly Gardens. Built development along it is varied, with the age of properties being highly variable, with Georgian, Victorian and contemporary properties being located along it. Uses within the neighbouring area are almost entirely commercial and largely consist of office and light retail uses.

Description of development

The application seeks listed building consent for the installation of two external non-illuminated plaque signs and 2no internal internally illuminated window signs.

The first plaque sign would be displayed outside of the property's Mosley Street entrance and the second by its York Street side entrance. Both plaque signs would be brass plaques mounted to a wooden plinth then finished with cold lettering. Each plaque would be secured by four brass caps that would utilise existing fixings. Each sign would have a width of 510mm, a height of 310mm and a depth of 23mm.

The proposed internal window signs would be situated on the property's two corner windows which front out onto the junction where York Street meets Mosley Street. The signs would consist of a horizontal pill shaped backing board, coloured gold, with lit acrylic lettering to 250cd/m². A tinted acrylic finish would then be applied to the front of the signs to give the appearance of glazed finish. The signs would be displayed 3588mm off the ground and would be secured by a horizontal crossbar that would be secured to the property's window frames by screws. The signs would then have a width of 1500mm and a height of 620mm. Electrical wiring would run through the sign's crossbar and then down the side of the window frame.

Planning History

A high number of applications are on record for the site, the most relevant of which are shown below:

142636/LO/2025 - LISTED BUILDING CONSENT Retention of two lights to Mosley Street entrance and two to York Street entrance and provision of two uplights to Mosley street entrance – Application under consideration.

142635/FO/2025 - Retention of two lights to Mosley Street entrance and two to York Street entrance and provision of two uplights to Mosley street entrance – Application under consideration.

142044/AO/2025 - Installation of 2no non-illuminated plaque signs – Application under consideration.

CDN/23/0572 - Discharge of Condition 8 (External lighting, signage and CCTV strategy) attached to application ref no 132737/FO/2022 - Approved February 2024.

137840/AO/2023 - Installation of 1 x non-illuminated fascia sign and 3 x building plaque signs – Approved November 2023.

137800/LO/2023 - Listed Building Consent for the installation 1 x non-illuminated fascia sign and 3 x building plaque signs - Approved November 2023.

132738/LO/2022 - LISTED BUILDING CONSENT for the refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens – Approved July 2022.

132737/FO/2022 - Refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens – Approved July 2022.

Consultations & Notification Responses

Publicity – None received.

Policy

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 SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester - For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC14 – Shop Fronts and Related Signs
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

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-P2 – Heritage

Other legislative requirements

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

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.

Issues

Impact upon Heritage Asset

The proposed advertisements would be installed on prominent elevations of a Grade II listed building. Existing unauthorised plaque signs feature to the property's York Street and Mosley Street elevations, as part of any approval, planning condition will secure the removal of these signs within a time frame that shall be agreed with the Local Planning Authority.

The proposed plaque signs would be a visual match to that of the authorised plaque signs that feature on Mosley Street and West Mosley Street. Said authorised signs feature a timber mount, with brass plaque and gold lettering. This would ensure a visually consistent appearance to the signage on site which is considered to be acceptable. Furthermore, it is noted existing fixing points

will be utilised for the proposed plaque signs which is also supported. On this basis the installation of plaque signs is considered to have a neutral impact on the significance of the listed building.

The internal window signs are considered to be lightweight in appearance and their close grouping would allow for the majority of views of the property's windows to be left unaffected. It is considered necessary that in the event of an approval that a condition be attached requiring the submission of details as to how electrical wiring will be obscured so not as to impact the significance of views of the interior of the listed building. Fixings to the window frames would be easily reversible should the signage be removed in time. To preserve the setting of the listed building and prevent the proposed signage from being overly bright which would give it an intrusive appearance, it is considered necessary to condition the proposal so that the illumination levels of the signage not exceed 250cd/m². On this basis the proposal is considered to have a neutral impact on the significance of the listed building.

In light of the above, the proposal would meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2 and the National Planning Policy Framework.

Conclusion

In light of the above, the development, subject to appropriate planning condition, the proposal is acceptable and accords with Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC14, DC18 and DC19, Places for Everyone Plan Policies JP-Strat2 and JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. The application is therefore recommended for approval.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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:

- o AC23-P08: Site Location Plan (Received 03/02/2025)
- o Proposed Site Plan (Reference number V5.0 S1189; Dated 15/05/2025)
- o Proposed Elevations (Reference number V5.0 S1189; Dated 15/05/2025)
- o Sign Fixing Locations (Reference number V5.0 S1189; Dated 15/05/2025)
- o Item 1 (Depicts proposed Mosley Street Plaque Sign; Reference number V5.0 S1189; Dated 15/05/2025)
- o Item 2 (Depicts proposed York Street Plaque Sign; Reference number V5.0 S1189; Dated 15/05/2025)
- o Item 3 - Window Sign (Depicts internal window signs; Reference number V5.0 S1189; Dated 15/05/2025)

All stamped as received by the City Council as Local Planning Authority on 16/05/2025, unless specified otherwise.

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.

3) Within one month of the date of this decision notice a scheme outlining a schedule of works for the removal of unauthorised signs and the subsequent repair of any fixing points/adhesives shall be submitted to and approved in writing by the City Council as Local Planning Authority. Any such scheme shall require unauthorised signage to be removed and repairs undertaken within three months of the date of this decision notice.

The development shall then proceed in accordance with the approved schedule of works.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) Prior to the installation of the internal window signs hereby approved, final and exact details of any internal trunking/concealment of electrical wiring shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) The illuminated internal window signs hereby approved shall when in use be no brighter than 250cd/m² at any time for the lifetime of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

First Floor, York House, 20 York Street, Manchester, M2 3BB
Eleventh Floor, 1 New York Street, Manchester, M1 4HD
TOKIO MARINE KILN SERVICES LTD, Ninth Floor, York House, 20 York Street, Manchester, M2 3BB
Tenth Floor, 1 New York Street, Manchester, M1 4HD
Ground Floor, 55 Spring Gardens, Manchester, M2 2BY
Ground Floor, 57 Spring Gardens, Manchester, M2 2BY
53 - 55 Mosley Street, Manchester, M2 3HQ
The Alchemist, Ground Floor, 1 New York Street, Manchester, M1 4HD
Ninth Floor, 1 New York Street, Manchester, M1 4HD
57 Spring Gardens, Manchester, M2 2BY
57 Mosley Street, Manchester, M2 3FF
1 New York Street, Manchester, M1 4HD
Fifth Floor, 1 New York Street, Manchester, M1 4HD
Sixth Floor, 1 New York Street, Manchester, M1 4HD
Basement To Third Floor, 17 York Street, Manchester, M2 3BA
Fourth And Fifth Floor, 17 York Street, Manchester, M2 3BA
Sixth Floor, 55 Spring Gardens, Manchester, M2 2BY
Seventh Floor, 55 Spring Gardens, Manchester, M2 2BY
Second Floor, 55 Spring Gardens, Manchester, M2 2BY
Fourth Floor, 55 Spring Gardens, Manchester, M2 2BY
Seventh Floor, 17 York Street, Manchester, M2 3BA
Second Floor, 57 Spring Gardens, Manchester, M2 2BY
First Floor, 57 Spring Gardens, Manchester, M2 2BY
Ground Floor, York House, 20 York Street, Manchester, M2 3BB
Twelfth Floor, 1 New York Street, Manchester, M1 4HD
Sixth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Fifth Floor, 55 Spring Gardens, Manchester, M2 2BY
Fifth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Transform Manchester, Fifth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Second Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Eighth Floor, York House, 20 York Street, Manchester, M2 3BB
Tenth Floor, York House, 20 York Street, Manchester, M2 3BB
Fifth And Sixth Floor, 1 New York Street, Manchester, M1 4HD
SINGLETON CLAMP & PARTNERS LTD, Fourth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, York House, 20 York Street, Manchester, M2 3BB
Seventh Floor, 1 New York Street, Manchester, M1 4HD
Ground Floor, 17 York Street, Manchester, M2 3BA
Department For Work And Pensions, 58 Mosley Street, Manchester, M2 3HZ
Fourth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
First Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Fourth Floor, York House, 20 York Street, Manchester, M2 3BB
Second Floor, 1 New York Street, Manchester, M1 4HD
Third Floor, 55 Spring Gardens, Manchester, M2 2BY
Second Floor, York House, 20 York Street, Manchester, M2 3BB
Fifth Floor, 51 Mosley Street, Manchester, M2 3HQ
51 Mosley Street, Manchester, M2 3HQ
First Floor To Fourth Floor, 51 Mosley Street, Manchester, M2 3HQ
Third Floor, 57 Spring Gardens, Manchester, M2 2BY

Third Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Seventh Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
Fourth Floor, 1 New York Street, Manchester, M1 4HD
Third Floor, 1 New York Street, Manchester, M1 4HD
Eighth Floor, 55 Spring Gardens, Manchester, M2 2BY
First Floor, 55 Spring Gardens, Manchester, M2 2BY
Seventh Floor, York House, 20 York Street, Manchester, M2 3BB
Eighth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
Third Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Ground Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, 17 York Street, Manchester, M2 3BA
Eighth Floor, 1 New York Street, Manchester, M1 4AD
Sainsbury's, 58 Mosley Street, Manchester, M2 3HZ
First Floor, 1 New York Street, Manchester, M1 4HD
York House, 20 York Street, Manchester, M2 3BB
REGUS MANAGEMENT UK LTD, Ground Floor, Barnett House, 53 Fountain Street,
Manchester, M2 2AN
Second Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
First Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
First Floor, 57 Mosley Street, Manchester, M2 3HY
19 York Street, Manchester, M2 3BA
Sixth Floor, 19 York Street, Manchester, M2 3BA
Third Floor, York House, 20 York Street, Manchester, M2 3BB
Fifth Floor, York House, 20 York Street, Manchester, M2 3BB

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 - Upper King Street (Extension) Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL