

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135549/LO/2022

Date registered valid: 30 November 2022

Proposal: Listed Building Consent for the installation of 1 no. halo illuminated individual letter sign behind glazing, 2 no. halo projecting signs and 2 no. internally illuminated menus to replace existing

Address: The Slug And Lettuce, 64-66 Deansgate, Manchester, M3 2EN

Ward(s): Deansgate Ward

Applicant: Mr Jack Robson The stonegate company pub

Agent (if any): Miss Natalie Long Technical Signs

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approved

Date of recommendation: 18/01/2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 04/01/2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 December 2022 Expired: 29 December 2022

Site notice

Posted: 20 December 2022 Expired: 10 January 2023

Press advert

Published: 13 December 2022 Expired: 3 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Parsonage Gardens Conservation Area 1985

Tree Preservation Order: N/A

Description of area

The site is located adjacent to Deansgate with adoption to the back of footway which also includes an external seating area to the frontage of the property. A section of the seating area also comprises unadopted hardstanding located directly beneath the building canopy.

The surrounding area is categorised by drinking establishments, eating establishments and shops.

The site lies within Parsonage Gardens Conservation Area.

Description of development

The application seeks consent for the installation of 1 no. halo illuminated individual letter sign behind glazing, 2 no. halo projecting signs and 2 no. internally illuminated menus to replace existing at The Slug and Lettuce, 64 - 66 Deansgate, Manchester, M3 2EN.

The site is a bar located adjacent to Deansgate with adoption to the back of footway which also includes an external seating area to the frontage of the property. A section of the seating area also comprises unadopted hardstanding located directly beneath the building canopy. The site

is a Grade II Listed Building. Listed Building Consent has been applied for these works under reference 135549/LO/2022.

The projected signs are folded and welded 2.5mm aluminium panels are finished satin white and are fixed over a steel inner frame. Text is fret cut into the panel faces and fitted with push through 8mm opal 030 acrylic letters. Flat cut 2mm aluminium letters are finished Ardenbrite Green Gold no 3 and are bonded to the front of the acrylic. Panels fix around a steel inner frame and the fixing arms are covered by a folded and welded white aluminium shroud. Fitted with low energy white LEDs for halo illumination. Built-up letters have 1.2mm descaled stainless steel face rims and returns which are finished a dark gold colour. Flat cut 1.5mm aluminium inset letters are finished a lighter Ardenbrite Green Gold and are bonded within the front rims. The backs are rebated 10mm opal acrylic. Screw fixed to replacement black steel SHS rails fixed behind the glazing and hanging from the ceiling. Fitted with low energy white LEDs for halo illumination

The menu boxes are 1.2mm descaled stainless steel door and back box are finished matte Ardenbrite Green Gold No3 6mm toughened glass. 5mm opal polycarbonate panel with cool white LED illumination. Continuous stainless steel hinge and two chrome locks. Screw fixed to the wall.

Consultations & Notification Responses

No objections or comments have been made in response to consult letters sent to neighbouring properties.

Publicity - 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 replies have been received.

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 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.

National Policy

Sections 16, 66 and 74 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 and conservation areas. 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 197 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 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 200 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 201 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.

Issues

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

This application relates to the installation of 1 no. halo illuminated individual letter sign behind glazing, 2 no. halo projecting signs and 2 no. internally illuminated menus to replace existing

The proposed signage will be keeping consistent with the existing visual signage in place on the building. The menu signs are consistent with other menu signage in the area. The projecting signs will be in the same spot and have similar appearance to the signs currently in place. There will sit at either side of the building.

The proposed illuminated individual letter sign behind glazing would be in keeping with other acceptable examples in the Parsonage Gardens Conservation Area. It will be fitted to the existing steel from the hangs from the ceiling immediately behind the glazing. The individual letter signs will be more consistent with the font and size of the logo on the projected signage and elsewhere.

Menu box signs are to be screw fitted to the wall in same position as the menu box signage they are replacing, which will result in no further damage or change to the historical buildings. The projecting sign are to be fitted to replace projecting signage in place and so will similarly no result in any harm, damage or change to the building. There are no internal alterations that should not impact historic fabric.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above described works and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. examples in the conservation area which will enhance the street scene.

Given the above, the works are considered to be consistent with the above identified policies.

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:

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

0) The application was determined in a positive and proactive manner. No significant problems have arisen during the consideration of this application.

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:

Received by the City Council as Local Planning Authority on 21 November 2022:

Proposed Signs 596664-1

Proposed Signs 596664-2

Existing Signs 596664-3

Existing Signs 596664-4

Site Plan 596664-5

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) Menu box signs are to be screw fitted to the wall in same position as the menu box signage they are replacing. The projecting sign are to be fitted to replace projecting signage in place as outlined on drawings received by the City Council as Local Planning Authority on 21 November 2022

Proposed Signs 596664-1

Proposed Signs 596664-2

Existing Signs 596664-3

Existing Signs 596664-4

Reason - Because the proposed works affect the setting of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and the setting of a designated conservation area and careful attention to building work is required to protect the character and appearance of this building and conservation area in accordance with policies

DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and extant policies DC14.1, DC14.5, DC18.1 and DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

17 Barton Arcade, Manchester, M3 2BB
17D Barton Arcade, Manchester, M3 2BB
17C Barton Arcade, Manchester, M3 2BB
17B Barton Arcade, Manchester, M3 2BB
17A Barton Arcade, Manchester, M3 2BB
26 - 27 Barton Arcade, Manchester, M3 2BB
64 Barton Arcade, Manchester, M3 2BJ
67 Barton Arcade, Manchester, M3 2BJ
66 Barton Arcade, Manchester, M3 2BJ
36 Barton Arcade, Manchester, M3 2BH
34 - 35 Barton Arcade, Manchester, M3 2BH
58 Barton Arcade, Manchester, M3 2BJ
57 Barton Arcade, Manchester, M3 2BJ
56 Barton Arcade, Manchester, M3 2BJ
First Floor, 62 - 66 Deansgate, Manchester, M3 2EN
51 - 53 Barton Arcade, Manchester, M3 2BJ
Flat 2, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
Flat 1, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
Flat 1, Fourth Floor, Barton Arcade, Manchester, M3 2BJ
19 - 20 Barton Arcade, Manchester, M3 2BB
45 - 47 Barton Arcade, Manchester, M3 2BH
90 Barton Arcade, Manchester, M3 2BJ
12 Barton Arcade, Manchester, M3 2BB
2 Barton Arcade, Manchester, M3 2BB
65 Barton Arcade, Manchester, M3 2BJ
11 Barton Arcade, Manchester, M3 2BB
13 - 16 Barton Arcade, Manchester, M3 2BB
Fourth Floor, Barton Arcade, Manchester, M3 2BJ
Be At One Cocktail Bar, 13 Barton Arcade, Manchester, M3 2BB
22 Barton Arcade, Manchester, M3 2BB
Barton Cosmetic Dentistry Centre, 28 - 31 Barton Arcade, Manchester, M3 2BH
80 Barton Arcade, Manchester, M3 2BJ
40 Barton Arcade, Manchester, M3 2BH
39 Barton Arcade, Manchester, M3 2BH
38 Barton Arcade, Manchester, M3 2BH
37 Barton Arcade, Manchester, M3 2BH
33 Barton Arcade, Manchester, M3 2BH
47A Barton Arcade, Manchester, M3 2BJ
45 Barton Arcade, Manchester, M3 2BH
Basement, Barton Arcade, Manchester, M3 2BJ
69 - 70 Barton Arcade, Manchester, M3 2BJ
13D Barton Arcade, Manchester, M3 2BB
25 Barton Arcade, Manchester, M3 2BB
44 Barton Arcade, Manchester, M3 2BJ
43 Barton Arcade, Manchester, M3 2BJ
41 Barton Arcade, Manchester, M3 2BJ
54 Barton Arcade, Manchester, M3 2BH
49 - 50 Barton Arcade, Manchester, M3 2BH
61 Barton Arcade, Manchester, M3 2BJ
59 Barton Arcade, Manchester, M3 2BJ

Second Floor, 62 - 66 Deansgate, Manchester, M3 2EN
56 - 58 Deansgate, Manchester, M3 2FF
Basement And Ground Floor, 76 Deansgate, Manchester, M3 2FW
76 Deansgate, Manchester, M3 2FW
First Floor, 76 Deansgate, Manchester, M3 2FW
Ground Floor, 76 Deansgate, Manchester, M3 2FW
46 Barton Arcade, Manchester, M3 2BH
48 Barton Arcade, Manchester, M3 2BH
14 Barton Arcade, Manchester, M3 2BB
58 Deansgate, Manchester, M3 2FF
55 Barton Arcade, Manchester, M3 2BJ
51 Deansgate, Manchester, M3 2AY
Lunya, 57 Deansgate, Manchester, M3 2AY
55 Deansgate, Manchester, M3 2BN
53 Deansgate, Manchester, M3 2BB
Third Floor, 62 - 66 Deansgate, Manchester, M3 2EN
62 - 66 Deansgate, Manchester, M3 2EN
68 Barton Arcade, Manchester, M3 2BJ
19A Barton Arcade, Manchester, M3 2BB
45 Deansgate, Manchester, M3 2AY
The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
Slug And Lettuce, 62 - 66 Deansgate, Manchester, M3 2EN
William Hill, 47 Deansgate, Manchester, M3 2AY
32 Barton Arcade, Manchester, M3 2BH
60 Barton Arcade, Manchester, M3 2BJ
18 Barton Arcade, Manchester, M3 2BB
62 Barton Arcade, Manchester, M3 2BJ
49 Deansgate, Manchester, M3 2AY

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Parsonage Gardens Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL