

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145284/FO/2026
Date registered valid: 27 February 2026
Proposal: Elevational alterations.
Address: 438 Barlow Moor Road, Manchester, M21 0NW
Ward(s): Chorlton Ward

Applicant: NatWest Group Plc
Agent (if any): Mr Kieran James Leadbetter Lewis Hickey Ltd
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 March 2026

Standard consultations: Printed: 4 March 2026 Expired: 25 March 2026

Neighbour notifications: Printed: 4 March 2026 Expired: 25 March 2026

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

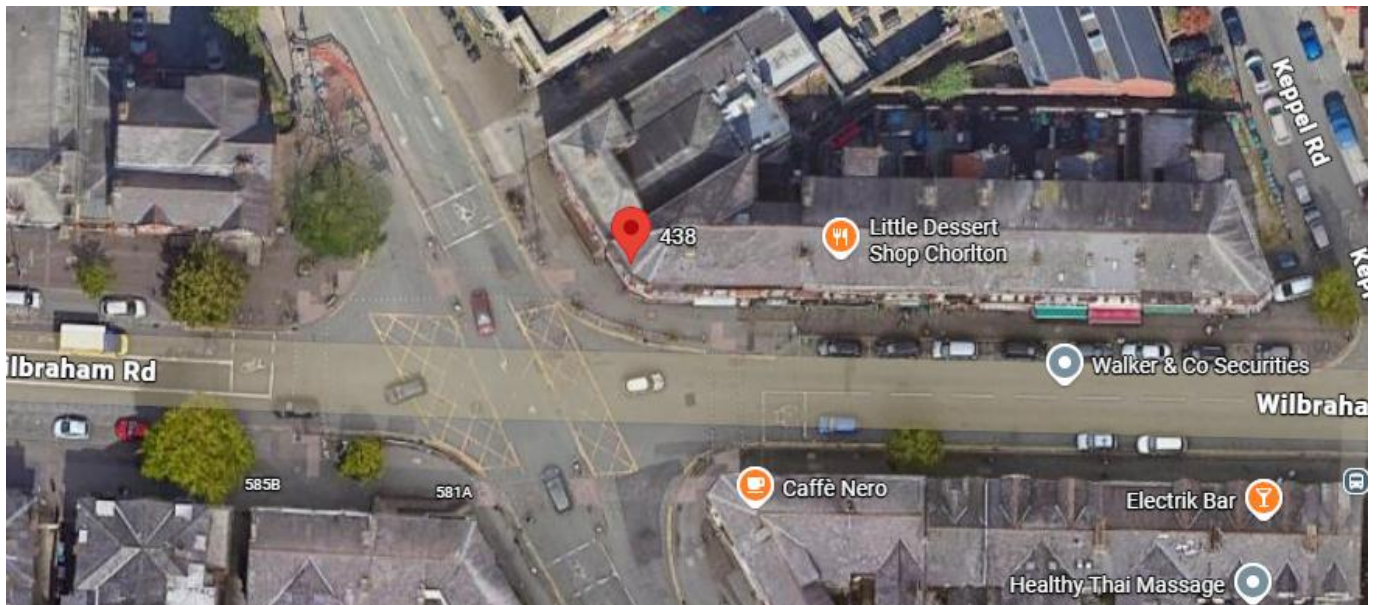
Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a part-two / part-three storey red brick building at a key junction in Chorlton District Centre where Barlow Moor Road crosses Wilbraham Road. It is not listed, nor is it sited within a conservation area, and is currently the last surviving bank out of four previously occupying each corner. These were popular landmarks giving the area its informal Four Banks name.

The two-storey element is of red brick in a Georgian style with a prominent timber pediment and fanlight over the door on the Barlow Moor Road elevation. This elevation has timber sliding sash windows flanked by timber shutters at first floor and an attractive floral motif under a dentilled cornice. This elevation supports most of the external banking infrastructure including 2no. ATMs, ramped access and signage. It is attached on its southern elevation to a three-storey Victorian red brick terrace which has an attractive fenestration pattern of brick hood-moulded arched windows and expressed timber joists at eaves. The Victorian building wraps around the Wilbraham Road corner forming a terrace of commercial units at ground floor with storage or accommodation above.





Description of development

The applicant is seeking planning permission for “Elevational alterations.”

Planning history

026079 - Single storey extension rear of bank to extend bank premises and alteration to the front elevation – Approved (1986).

045965/FO/SOUTH2/94 - Construction of a ramp for disabled access to bank – Approved (1994).

050196/AO/SOUTH2/96 - A) Illuminated fascia name sign B) 2 Illuminated double sided projecting box signs C) 3 Non illuminated wall signs – Approved (1996).

061257/FO/SOUTH1/01 - Installation of a 60cm diameter roof mounted satellite antenna – Approved (2001).

066005/AO/SOUTH1/02 - Replacement of signage involving internally illuminated fascia strip, two internally illuminated box signs, branch name plate, hours of business panel and ATM light box and bin – Approved (2002).

071640/FO/2004/S1 - Relocation of two automatic telling machines and night safe, including provision of security lamps and installation of hand rail to existing access ramp – Approved (2004).

071870/AO/2004/S1 - Display of internally illuminated logo above telling machine – Approved (2004).

107109/AO/2014/S1 - Installation of 3 x internally illuminated fascia signs, 2 x internally illuminated projecting box signs, 2 x illuminated surrounds on the ATM and non-illuminated name plate – Approved (2014).

142759/AO/2025 - Installation of internally illuminated ATM Collars and window sign – Approved (2025).

Consultations & Notification Responses

Local residents – no representations received.

Chorlton Civic Society – no representations received.

Policies

The following policies are considered relevant in the consideration of this application.

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

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

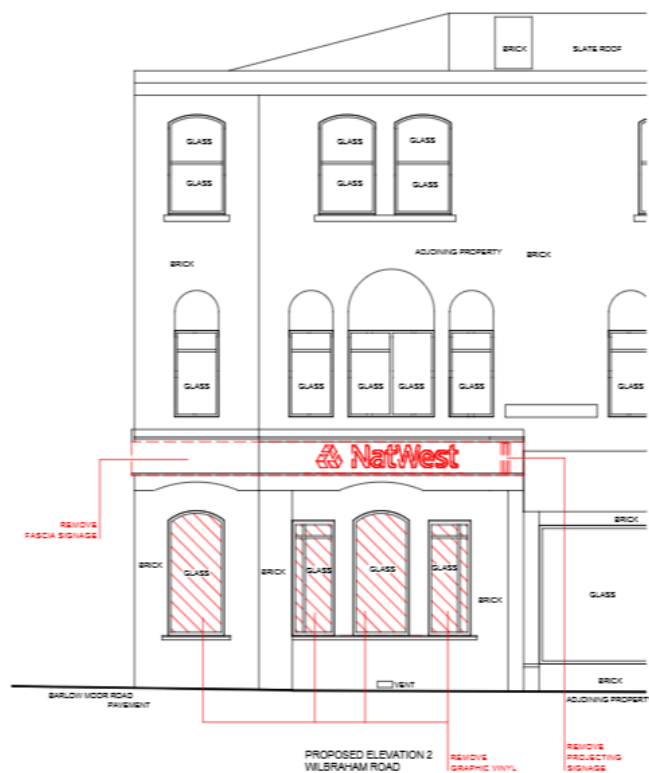
- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage
- Policy JP-S1: Sustainable Development

Draft National Planning Policy Framework (NPPF, 2025) – The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
 - Policy HE4: Securing the conservation and enhancement of heritage assets
 - Policy HE5: Assessing effects on heritage assets
 - Policy HE6: Proposals affecting designated heritage assets



Submitted existing Barlow Moor Road elevation with proposed works annotated



Submitted existing Wilbraham Road elevation with proposed works annotated



Submitted proposed Barlow Moor Road elevation



Submitted proposed Wilbraham Road elevation

Issues

Principle – the principle of the proposal, to undertake elevational alterations including the removal of all fascias, projecting, and window vinyl signage as well as the ATMs and Night Safes together with the reinstatement of fabric where these interventions are to be removed, is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual and residential amenity and the non-designated heritage asset, amongst other matters.

Siting, scale, and massing – no extensions proposed, therefore, the siting, scale, and massing of the building would be unaffected by the works.

Appearance and visual amenity – the reinstatement works associated with the removal of the building's two ATMs, Night Safe, and external signage (including fascia signs, projecting signs, and window vinyls) will have the greatest influence on the character and appearance of the host buildings. The proposal will effectively declutter the façades, resulting in clearer and more coherent elevations that will enhance the visual quality of the street scene.

Given the site's prominent position at a key junction within the District Centre, and in the context of significant investment coming forward nearby at Kemps Corner and Chorlton Precinct, it is essential that all making-good works are carried out to a high standard. Replacement brickwork must match the existing in terms of size, colour, type, bonding pattern, mortar colour, and pointing. This will prevent a visually discordant finish that could undermine the attractive character and appearance of the building.

A condition is therefore recommended to secure these requirements.

Impact upon the non-designated heritage asset – the application property is identified as a non-designated heritage asset, with its significance deriving from its historic architectural form, contribution to the traditional commercial streetscape, and its prominent position at a key junction within the District Centre. Although not statutorily listed, the building retains clear local heritage value through its brick detailing, scale, proportions and its role within the wider townscape.

The proposed reinstatement works, following the removal of former bank-related fixtures such as the ATMs, Night Safe, fascia signage, projecting signs and window vinyls, have the potential to affect this significance. These works involve areas of fabric alteration which, if undertaken to a poor standard, could undermine the building's visual integrity. In particular, mismatched brickwork, inappropriate mortar, or poorly executed infill panels could create discordant patches that interrupt the architectural coherence of the façade and diminish the legibility of its historic character.

However, the application proposes reinstatement using materials that match the existing building in bonding pattern, colour, texture and mortar detailing. As noted in the preceding section of this report, it is essential that all making-good works are executed to a high standard. When carried out appropriately, the works will not detract from the building's heritage significance. Instead, the removal of modern banking infrastructure will restore a cleaner, more authentic frontage, more closely reflecting the building's original architectural expression. This decluttering will enhance the building's contribution to the local streetscape and reinforce its positive townscape presence.

Subject to a condition securing high-quality, matching materials and accurate detailing, the proposal is considered to result in little to no harm to the significance of the non-designated heritage asset. The scheme therefore accords with paragraph 216 of the National Planning

Policy Framework, which requires a balanced judgement having regard to the scale of any harm and the significance of the asset. As no harm is anticipated, the proposal is acceptable and supported on heritage grounds.

Residential amenity – no extensions proposed, therefore, no significant issues associated with overshadowing, loss of light, loss of outlook, or loss of privacy are anticipated.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon the visual and residential amenity of the area, and the non-designated heritage asset, as it broadly complies with policies DM1 , EN1, EN3, and SP1 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), chapter 20 of the Draft National Planning Policy Framework (2025), and policies JP-P1 and JP-P2, of Places for Everyone

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1) 3-year time limit:

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 91 of the Town and Country Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

'ELEVATION 1 AS PROPOSED', numbered 'E7987-GA-E1', received by the City Council as Local Planning Authority on the 27th February 2026.

'ELEVATION 2 AS PROPOSED', numbered 'E7987-GA-E2 REV A', received by the City Council as Local Planning Authority on the 13th March 2026.

Proposed works shown on the drawing titled 'ELEVATION 1 AS EXISTING', numbered 'E7987-EX-E1', received by the City Council as Local Planning Authority on the 27th February 2026. Proposed works shown on the drawing titled 'ELEVATION 2 AS EXISTING', numbered 'E7987-EX-E2', received by the City Council as Local Planning Authority on the 27th February 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the making good of the external fabric of the development hereby approved shall be similar in appearance to the existing building in terms of brick type, size, colour, texture, bonding pattern, mortar colour and style of pointing.

Reason - In order to ensure a satisfactory appearance and a high-quality match with the existing building fabric, in the interests of visual amenity, in accordance with policies SP1, DM1 and EN3 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Informatives:

1) Any new signage proposed for the building should have regard to MCC's Shopfront and Signage Design Guide, with particular emphasis on avoiding visual clutter. Signage should be sympathetically designed and carefully sited to complement the architectural character, proportions and detailing of the building.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Chorlton Civic Society

579 Wilbraham Road, Manchester, M21 9AF
577 Wilbraham Road, Manchester, M21 9AF
Flat 1, Kemps Corner Building, 585 Barlow Moor Road, Manchester, M21 8AE
573 - 575 Wilbraham Road, Manchester, M21 9AB
571 Wilbraham Road, Manchester, M21 0AE
456A Wilbraham Road, Manchester, M21 0AG
First Floor, 436 Barlow Moor Road, Manchester, M21 0AB
Flat 6, 460 Wilbraham Road, Manchester, M21 0AG
Flat 5, 460 Wilbraham Road, Manchester, M21 0AG
Flat 4, 460 Wilbraham Road, Manchester, M21 0AG
Flat 3, 460 Wilbraham Road, Manchester, M21 0AG
Flat 2, 460 Wilbraham Road, Manchester, M21 0AG
Flat 1, 460 Wilbraham Road, Manchester, M21 0AG
460A Wilbraham Road, Manchester, M21 0AG
Ground Floor, 454 Wilbraham Road, Manchester, M21 0AG
First Floor And Second Floor, 454 Wilbraham Road, Manchester, M21 0AG
436A Barlow Moor Road, Manchester, M21 0AB
Flat At, Royal Oak, 440 Barlow Moor Road, Manchester, M21 0BQ
Royal Oak, 440 Barlow Moor Road, Manchester, M21 0BQ
464A Wilbraham Road, Manchester, M21 9AS
464 Wilbraham Road, Manchester, M21 9AS
Max Spielmann, Basement And Ground Floor, 436 Barlow Moor Road, Manchester, M21 0AB
458 Wilbraham Road, Manchester, M21 0AG
456 Wilbraham Road, Manchester, M21 0AG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA