

31 March 2026

**The Planning Department**

Manchester City Council

PO Box 532

Town Hall

Manchester

M60 2LA

**Application for: (i) Planning Permission and (ii) Listed Building Consent**

**Proposal:** Installation of retractable fabric awning to front elevation

**Address:** The Armenian Taverna & Restaurant, 2-5 Princess Street (Victoria Buildings), Manchester M2 4DF

**Listed Building:** Nos. 1-7 Princess Street and 59-61 Cross Street (Grade II, List Entry No. 1246960)

**Conservation Area:** Albert Square Conservation Area

Dear Sir or Madam,

**1. Introduction**

This letter is submitted in support of applications for both planning permission and listed building consent (LBC) for the installation of a retractable fabric awning to the Princess Street elevation of The Armenian Taverna & Restaurant, 2-5 Princess Street, Manchester (Victoria Buildings). It should be read alongside the Heritage Impact Assessment / Memorandum of Advice prepared by Dr Tom Brigden of Purcell Architecture Limited, dated 30 March 2026, and the accompanying drawings prepared by Cube8 Studio (Drawing Nos. CAT8\_101 94.0.31 and CAT8\_101 94.0.32).

The application is a straightforward and modest proposal. The awning will be retractable, reversible and deployed only on appropriate weather days. It will make a positive contribution to the use and character of Albert Square at precisely the moment when that space is being invested in at a scale not seen in a generation.

**2. Description of the Proposal**

The proposal is to install a single retractable fabric awning to the Princess Street (south-facing) elevation of the Armenian Taverna, fixed between the decorative hood moulding of the two arched ground-floor windows and the horizontal sandstone string course above. It is notable that the horizontal band of plain ashlar between the hood moulding and the string course above — the precise zone in which the awning is to be fixed — corresponds closely to the spacing traditionally required to accommodate a retractable awning mechanism.

The physical evidence of previous fixing holes in this location, confirmed by historic postcards and photographs, strongly suggests that this zone was routinely used for awnings throughout the building's commercial life; and it is at least arguable that the architects of 1877, designing commercial premises on a prominent south-facing thoroughfare, anticipated this use when detailing the facade. The awning will be manufactured to colour and specification to be approved under condition. The proposal is illustrated on the following drawings prepared by Cube8 Studio, all dated August 2022, which are submitted with this application:

- Drawing No. CAT8\_101 94.0.31 — Entrance Front Elevation and Side Elevation (awning open), with Entrance Plan View: showing the awning in its deployed position, the extent of the outdoor seating area, and the relationship of the awning to the arched window openings and string course.
- Drawing No. CAT8\_101 94.0.32 — Entrance Front Elevation and Side Elevation (awning closed/retracted), with Entrance Plan View: showing the awning in its fully retracted position against the building facade, demonstrating how the architectural features of the building remain fully legible when the awning is not deployed.
- Drawing No. CAT8\_101 94.0.33 — Existing Elevations and Entrance Front and Side Elevation: showing the existing condition of the frontage prior to the proposed works, including the existing signage, hoarding and pavement clutter which the proposed awning will replace with a more considered and permanent installation.

It is also worth noting the wider historical context. Retractable fabric awnings were an essentially universal feature of Victorian and Edwardian commercial premises in Britain. Following the abolition of the glass tax in 1845, which enabled shopkeepers to install the large display windows that became characteristic of the period, awnings became the standard means of protecting goods and customers from sunlight — and, in the British climate, from rain. By the late nineteenth and early twentieth centuries they were ubiquitous on high streets across the country, including on buildings of the highest architectural quality. Their decline came only in the mid-twentieth century, as modern fixed plastic canopies and, later, air conditioning reduced demand.

The building at 1-7 Princess Street was designed and built squarely within the era of the traditional canvas awning, and the documentary evidence confirms that awnings were indeed a feature of this frontage for many decades. The proposal is therefore not an alien introduction to a Victorian commercial building — it is a reinstatement of a feature entirely consistent with the building type, period and use.

The awning will be deployed principally during sunny periods in the spring to early autumn months when the south- to south-west facing elevation receives direct sunlight. During the colder months, and whenever conditions are unsettled or windy, the awning will be fully retracted against the building. The awning will shelter external diners using the restaurant's licensed pavement area and provide solar shading to the interior of the restaurant, reducing overheating and energy demand.

The fixings will re-use existing holes in the stonework which are evidenced by multiple rounds of previous awning and signage installations dating from the late nineteenth century through to the mid-twentieth century. No new penetrations to the face of the ashlar stonework are proposed. Any supplementary fixings, if necessary, will be located within the horizontal and vertical mortar joints and it is suggested that a condition could be placed on the consent regarding details of fixings.

### **3. The Listed Building and Its Setting**

The building of which 2-5 Princess Street forms part — Nos. 1-7 Princess Street and 59-61 Cross Street (Grade II, List Entry No. 1246960) — was designed by Pennington and Bridgen and constructed in 1877. It is an architecturally distinguished example of Victorian Gothic commercial architecture, characterised by its red brick and sandstone elevations, carved ornamentation, tiered mullion and transom windows, terracotta traceried panels, and steeply-pitched tiled roof with decorative gables, tourelles and finials.

The building occupies a prominent corner position at the junction of Princess Street and Cross Street, forming an important element of the townscape of Albert Square — one of Manchester's most significant civic spaces. It is directly adjacent to the Grade II listed former

Northern Assurance Building (now Piccolino Caffè Grande) and forms the foreground backdrop to views of the Grade I listed Manchester Town Hall and the Albert Memorial.

The premises of The Armenian Taverna occupy Nos. 2-5 Princess Street, the southern portion of the listed building facing Albert Square. The restaurant is among Manchester's longest-established dining venues and has traded from these premises for many decades. It holds a pavement licence from Manchester City Council in respect of the pedestrian area immediately in front of the premises.

#### **4. Heritage Significance**

Before any harm can be weighed against public benefit — as required by the NPPF and the 1990 Act — it is necessary to understand the significance of the heritage asset that is the subject of the application. Historic England's Conservation Principles (2008) identify four principal categories of heritage value: evidential value (the potential to yield evidence about past human activity); historical value (associations with notable people, events or periods); aesthetic value (the architectural and artistic qualities of a place); and communal value (the meanings of a place for the people who relate to it). We address each briefly in the context of this building.

##### **Evidential and Historical Value**

The building dates from 1877 and was designed by the Manchester architectural practice of Pennington and Bridgen. It forms part of the remarkable Victorian and Edwardian commercial ensemble that surrounds Albert Square — a group of buildings which together constitute one of the finest surviving concentrations of late nineteenth century civic and commercial architecture in England. The building's evidential value lies principally in its largely intact exterior fabric: the ashlar sandstone ground floor with its Tudor-flower and grotesque carved ornament, the chamfered brick and stone shafts, the terracotta traceried panels, the moulded arch heads and the elaborately detailed gables. This is fabric from which a great deal can still be read about the ambition, craftsmanship and commercial confidence of Victorian Manchester. The filled fixing holes above the arched windows are themselves a small but genuine piece of evidential value — physical traces of the building's long commercial history as a hospitality venue with an animated street-facing frontage.

The historical value of the building derives from its association with the development of Manchester as the commercial and civic capital of the North West. Albert Square was laid out to complement the new Town Hall (completed 1877, the same year as this building) and the surrounding streets were quickly lined with architecture of commensurate quality and ambition. The building at 1-7 Princess Street is a direct product of that moment of civic confidence. The Armenian Taverna's own history — as one of Manchester's longest-running restaurants, trading from these premises for many decades — adds a further layer of historical association, representing the city's long tradition of cultural diversity and international hospitality that is itself part of Manchester's civic identity.

##### **Aesthetic Value**

The aesthetic value of the building is high and is the primary basis for its listing. As Tom Brigden's statement describes in detail, this is a building of considerable architectural accomplishment: a curved trapeziform plan responding elegantly to an end-of-block corner site; a richly layered Gothic composition rising through four storeys and an attic to steeply-pitched gables with tourelles and finials; finely carved sandstone ornament at ground floor level including foliage, thistles, fleur-de-lis and dragons supporting projecting bay windows; tiered mullion and transom windows with terracotta traceried panels at first and second floor; and elaborately detailed open-work parapets.

The ground floor, which is the zone most directly affected by the proposed awning, is characterised by the use of ashlar sandstone under a strong richly carved string course, with

wide elliptical-arched window openings — ovoid in form at the Armenian Taverna, and slightly more pointed gothic at the neighbouring units. These openings are framed by moulded hood mouldings whose upper faces provide the proposed fixing line for the awning.

The aesthetic significance of the building is experienced both at close range — where the carving and material quality reward detailed inspection — and at long range across Albert Square, where the building's roofline and overall massing form an important component of the townscape backdrop to views of the Grade I listed Town Hall. The openness of Albert Square, noted by Tom Brigden, means that this long-range aesthetic value is unusually accessible: unlike many listed buildings in dense urban centres, the full composition of 1-7 Princess Street can be appreciated from a considerable distance.

### **Communal Value**

The communal value of the building is substantial and operates at several levels. At the civic level, the ensemble of Albert Square — Town Hall, Northern Assurance Building, 1-7 Princess Street and the surrounding Victorian terraces — is perhaps the defining image of Manchester as a city. These are the buildings that Mancunians and visitors alike associate with the city's identity and its Victorian heritage. At the neighbourhood level, The Armenian Taverna itself carries communal significance as a long-established local institution: a restaurant with genuine continuity of use and a loyal following that forms part of the social fabric of the city centre.

### **Significance of the Affected Element**

Not all parts of a listed building contribute equally to its significance, and it is important to be clear about the significance of the specific element that the proposed awning will affect. The fixing zone — a horizontal band of ashlar stonework between the hood moulding of the arched windows and the string course above — is not a principal feature of the building's architectural character.

It is a largely plain, unornamented section of the stone facade whose function is structural and compositional rather than decorative. As Tom Brigden's statement demonstrates, it is also a zone that has demonstrably been disturbed by previous awning fixings on multiple occasions. Importantly, the modern shopfronts that have been inserted at ground floor level — noted in the listed building description as a twentieth century alteration — mean that this part of the building is already an area of diluted, rather than exceptional, significance.

It follows that the significance of the specific element affected by the proposal is, in relative terms, modest — certainly when set against the principal architectural features of the building which will remain wholly unaffected: the carved ornament, the tracery, the gable compositions, the roof, the upper floors and the overall massing. A properly calibrated significance assessment therefore confirms that the potential for harm is confined to a zone of limited heritage sensitivity, and that the proposal can be designed and executed in a way that avoids any harm to those elements of the building that carry the greatest weight of significance.

## **6. Heritage Assessment**

A full Heritage Impact Assessment has been prepared by Dr Tom Brigden AABC, Partner at Purcell Architecture Limited, one of the UK's leading specialist heritage and conservation practices. The assessment concludes that the heritage impact of the proposed awning installation is negligible, and that a well-designed retractable awning could positively enhance the character and coherence of the Albert Square Conservation Area.

The key findings of that assessment, which we adopt and endorse, are as follows:

- Physical evidence: Numerous filled fixing holes are visible in the stonework directly above the arched window openings and below the string course, demonstrating that

awnings and signage were previously installed at this location on multiple previous occasions. The proposal therefore utilises an established and historic pattern of use rather than introducing a novel intervention.

- **Historical record:** A review of historic paintings, photographs and postcards confirms that awnings were a feature of the building and its immediate neighbours from the late nineteenth century through to at least the mid-twentieth century. The proposed installation is thus consistent with the building's documented commercial history.
- **Reversibility:** Because all fixings will be located within existing holes or masonry joints, the installation is fully reversible without damage to historic fabric.
- **Legibility:** The proposed position of the awning — between the hood moulding and the string course — is a logical and discreet location which preserves the legibility of the building's principal architectural features in both close-range and long-range views across Albert Square.
- **Consistency with neighbouring precedent:** Similar retractable awnings have been granted planning permission and listed building consent on the immediately adjacent Piccolino Caffè Grande (the former Northern Assurance Building, also Grade II listed), which has two such awnings along its Princess Street and Clarence Street frontages. The proposal therefore contributes to consistency of treatment along this significant group.

## **7. Planning Policy Context**

The proposal falls to be assessed against national policy, the statutory duties arising under the Planning (Listed Buildings and Conservation Areas) Act 1990, and the adopted and emerging local development plan for Manchester. We address each in turn.

### **7.1 National Policy: the NPPF (December 2024)**

#### **7.1.1 Economic Growth and Town Centres**

The current National Planning Policy Framework was published in December 2024 and came into immediate effect. It sets the national policy context within which this application falls to be considered. It is emphatically pro-growth in its overall orientation: paragraph 8 establishes three overarching objectives for the planning system, the first of which is an economic objective — to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity.

Paragraph 39 requires local planning authorities to approach decisions on development in a positive and creative way, working proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area, and to seek to approve applications for sustainable development where possible.

This pro-growth stance is central to national policy. The Government has been explicit that the planning system has a key role to play in supporting economic recovery and resilience at a time of considerable global economic uncertainty. Trade headwinds, inflationary pressures on business costs, and the particular vulnerability of the hospitality and leisure sectors all reinforce the case for the planning system to take a supportive rather than restrictive approach to proposals that help existing businesses operate more effectively and attract more custom. A retractable awning that enables a long-established city centre restaurant to use its licensed pavement area more productively is a modest but entirely legitimate example of precisely the kind of incremental, business-supporting investment the NPPF encourages.

Chapter 6 of the NPPF (Building a Strong, Competitive Economy) requires that planning policies and decisions should help create the conditions in which businesses can invest,

expand and adapt, recognising that a prosperous economy is needed to maintain and improve the built and natural environment.

Chapter 7 (Ensuring the Vitality of Town Centres) is also directly relevant. The NPPF's town centres chapter is explicit in its support for the full range of uses that contribute to the vitality and viability of town and city centres — including restaurants, cafes and leisure. Planning decisions should support the role of town centres as the heart of communities and respond positively to the needs of businesses operating within them. Albert Square, at the civic heart of Manchester city centre, is about as clear an example of a location to which these policies apply as one could find.

### **7.1.3 Chapter 16: The Heritage Assessment**

Chapter 16 of the NPPF (Conserving and Enhancing the Historic Environment) sets out the sequential framework within which the heritage implications of this proposal fall to be considered. We work through the relevant paragraphs in turn.

Paragraph 210 of the NPPF requires 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; and the desirability of new development making a positive contribution to local character and distinctiveness.

All three considerations point in favour of the proposal. The continued commercial operation of The Armenian Taverna — and the awning's role in making that operation more viable and its pavement licence more practically usable — directly serves the first two. The third is served by a carefully designed awning that draws on the building's own historic precedent and sits within a zone that has demonstrably accommodated awnings before.

Paragraph 212 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. This applies irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm. We acknowledge this requirement fully.

The Section 4 assessment above describes the building's significance in detail across all four categories of heritage value identified in Historic England's Conservation Principles. Great weight is therefore appropriate. However, as the analysis in Sections 4 and 6 above demonstrates, the zone of the building directly affected by the proposed awning fixings — a plain, unornamented band of ashlar stonework between the hood moulding and the string course — is, in relative terms, the least significant part of the building's exterior fabric, having already been subject to multiple previous fixings and sitting above twentieth century shopfront insertions.

This assessment is further reinforced by the wider historical context described in Section 2 above: retractable fabric awnings were a universal feature of Victorian and Edwardian commercial premises in Britain, and their reinstatement at this frontage is a return to a historically normal condition for a building of this type, period and use. Great weight is given to conservation of the asset's significance; it does not prevent approval where the harm to that significance is minimal and the proposal is otherwise well-justified.

Paragraph 213 of the NPPF requires that any harm to the significance of a designated heritage asset should require clear and convincing justification. The proposal utilises an established fixing zone evidenced by physical traces in the stonework and confirmed by documentary research. It does not harm any principal feature of the building's architectural character. It is fully reversible without damage to significant fabric. It is consistent with the

aesthetic treatment of the immediately adjoining listed building, and it serves clear functional, commercial and environmental purposes that are well-established and proportionate.

Paragraph 215 of the NPPF 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. On the basis of the significance assessment in Section 4 above and the heritage impact assessment prepared by Purcell Architecture, we conclude that the proposal leads to less than substantial harm — and in our assessment, the level of harm sits at the very bottom of that category, shading towards negligible. The proposal does not affect any principal feature of architectural or historic interest; its impacts are confined to a zone of already-diluted significance; it is fully reversible; and it follows a pattern of use with clear physical and documentary precedent at this location.

Having established that the harm is less than substantial, the NPPF then requires that it be weighed against the public benefits. We identify those public benefits in full in Sections 8 and 9 below. In summary, they include the commercial viability of a long-established city centre restaurant; the better use of a licensed pavement area in a renewed and expanded civic space; the reduction of solar gain and energy use; the improvement of the public realm by replacing ad hoc temporary measures with a considered permanent installation; and a positive contribution to the character and coherence of the Albert Square Conservation Area.

Taken together, and particularly in the context of the Council's own substantial investment in the regeneration of Albert Square, these benefits clearly and materially outweigh the negligible harm. The balance required by paragraph 215 falls decisively in favour of the proposal.

#### **7.1.4 The Statutory Duties under the 1990 Act**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest. Section 72 requires special attention to the desirability of preserving or enhancing the character and appearance of conservation areas. The Purcell assessment confirms that neither the setting of the listed building nor the character or appearance of the Albert Square Conservation Area will be harmed. On the contrary, the proposal has positive potential in conservation area terms, both through the precedent of awnings in this location and through the contribution of active outdoor dining to the vitality and character of the space.

#### **7.2 The Adopted Core Strategy (2012)**

The adopted Manchester Core Strategy (July 2012) is the principal statutory development plan document for the city and must be read alongside the Places for Everyone Joint Development Plan (adopted March 2024). The Core Strategy was prepared to run to 2027 and — with its evidence base now well over a decade old and a full replacement plan well advanced — it is out of date in significant respects. It carries diminishing weight on matters such as economic forecasting and retail need. That said, its strategic policies remain material and, in the context of this proposal, are supportive.

Policy SP1 identifies the City Centre as the focus for economic and commercial development, retail, leisure and culture. Policy CC4 (Visitors — Tourism, Culture and Leisure) supports proposals that improve the use or accessibility of cultural facilities and visitor attractions and promotes development that improves facilities for visitors — the awning falls squarely within this. Policy CC7 supports active ground floor food, drink and leisure uses in locations with an established public function. Policy CC9 (Design and Heritage) requires that development in the City Centre protects and enhances listed buildings and conservation areas to the highest design standards — Purcell's assessment confirms this test is met. Policy EN3 (Heritage) similarly requires that the significance of

listed buildings is preserved, and recognises the role of heritage assets as a catalyst for regeneration. Read together, the Core Strategy policies are consistent with and supportive of the proposal, insofar as they remain relevant.

### **7.3 The Draft Manchester Local Plan (Regulation 18, September 2025)**

Manchester City Council published the first full draft of its new Local Plan for Regulation 18 consultation in September 2025. As a Regulation 18 document it does not yet carry the weight of an adopted plan. It is however a significant material consideration, reflecting the Council's current thinking on planning policy, and it is strongly supportive of this proposal across several policy areas.

The draft plan's Vision (drawn from the Our Manchester Strategy 2025-2035) explicitly describes the ambition for Manchester to become 'an even more must-see city, with amazing things to do', with 'world-renowned sport and culture... attracting international visitors and winning Manchester the admiration it deserves.' Albert Square, and the businesses that animate it, are central to delivering that vision.

The Spatial Objectives of the draft plan include an explicit commitment to 'continue to enhance the environment of the City Centre to make it an even more attractive and resilient place and thereby help ensure its future prosperity', and to 'enable everyone living, working or visiting the City to enjoy the experience and contribute towards its sustainable growth.' These objectives directly favour proposals that improve the quality and usability of hospitality uses in the city centre's most prominent civic space.

Draft Policy SGL2 (Manchester City Centre) sets out the planning framework for the city centre as a whole, supporting its growth as a retail, leisure, cultural and visitor destination. Draft Policy SGL3 (City Centre Areas) identifies the Albert Square and Civic Quarter area as a location of particular civic and cultural significance where the quality of the public realm and the built environment should be sustained and enhanced.

Draft Policy C2 (City Centre Retail) and Draft Policy C9 (Leisure Developments) together support the maintenance and enhancement of food, drink and leisure uses within the city centre as essential contributors to its vitality and visitor appeal. The awning directly supports the continued operation and commercial viability of an established restaurant in a prime city centre location.

Draft Policy D4 (Conservation Areas, Listed Buildings and Registered Parks and Gardens) and Draft Policy D5 (Heritage) set out the heritage protection framework in the emerging plan. Both policies require that development affecting listed buildings and conservation areas preserves or enhances their significance. As demonstrated by the Purcell assessment, this test is met.

Draft Policy DM5 (Shop Fronts and Related Signs) is also relevant by analogy. It indicates that the emerging plan will pay close attention to the quality of interventions at ground floor level on historic buildings, including the design of awnings and canopies. The proposal's commitment to agreeing colour, material and specification under condition is consistent with the approach the draft plan envisages.

In summary, the proposal is well-supported by both the adopted and emerging development plan frameworks. The adopted Core Strategy directly supports the enhancement of the city centre's cultural and leisure offer, the protection of heritage assets, and the animation of its most significant civic spaces. The emerging draft Local Plan points in the same direction with even greater ambition. The proposal accords with both.

## **8. The Regeneration Context: Albert Square and the Our Town Hall Project**

This application is submitted at a particularly significant moment for Albert Square. Manchester City Council is currently delivering the Our Town Hall Project — described by the

Council as the largest and most complex heritage restoration project undertaken in living memory anywhere in the UK. The programme involves the comprehensive repair, restoration and refurbishment of the Grade I listed Manchester Town Hall, together with the transformation of Albert Square itself.

Albert Square has been enlarged by 25 per cent following approval to pedestrianise three of its four sides, creating what the Council has described as a world-class events and public space. The project is targeting completion in spring 2027, in time for the 150th anniversary of the Town Hall's original opening, and is designed to act as a catalyst for further investment in the civic quarter and the surrounding area.

The installation of a well-designed retractable awning to the Armenian Taverna is directly aligned with this wider vision. An active, animated street frontage — with external diners sheltered from the sun beneath an elegant awning consistent with the historic character of the building — is precisely the kind of ground-level commercial activity that will support the success and vitality of the regenerated square. The awning will also help the restaurant to make full and practical use of its existing pavement licence, maximising the contribution of outdoor dining to the attractiveness of the public realm.

The comparison with Piccolino Caffè Grande is instructive. The two businesses occupy adjoining Grade II listed buildings on the same significant terrace. Awnings have already been approved at Piccolino. It would be anomalous and contrary to the aspirations for the square to refuse a similar, carefully considered installation at the Armenian Taverna.

## **9. Environmental and Commercial Benefits**

The practical case for the awning is straightforward. The Princess Street elevation faces due south to south-west and receives direct, intense sunshine during sunny periods from late spring to early autumn. Albert Square is an exposed, open space with limited natural shade. When conditions are good, the pavement seating area is difficult to use comfortably without protection from direct sun.

The awning addresses this directly. It will improve the experience of diners using the external seating area, encourage uptake of the pavement licence, and reduce solar gain through the large arched windows of the restaurant — contributing to lower energy use and improved thermal comfort inside. These are modest but genuine environmental and commercial benefits which, taken together, reinforce the viability of a historic and long-established Manchester restaurant.

The alternative — sporadic temporary parasols and umbrellas — creates a visually untidy and inconsistent appearance which does little to enhance the public realm. A purpose-designed, retractable awning fixed to the building in the manner proposed is a more considered and appropriate solution, both aesthetically and functionally.

## **10. Conditions**

We would welcome the attachment of conditions to any grant of permission and LBC to ensure that the design and colour of the awning is consistent with the character of the building and the Conservation Area. We suggest the following conditions would be appropriate:

1. The colour, material and detailed design of the awning shall be submitted to and approved in writing by the Local Planning Authority prior to installation.
2. All fixings shall be located within existing fixing holes in the stonework or, where new fixings are necessary, within the horizontal or vertical mortar joints only. No fixings shall penetrate the face of the ashlar stonework.

3. The awning shall be kept in a retracted position when not in active use for the sheltering of external diners.

## **11. Conclusion**

This is a modest, reversible and historically-precedented proposal. It will not harm the significance of a fine Grade II listed Victorian building. It will enhance the experience of external diners and support the commercial viability of one of Manchester's most established restaurants. It is consistent with the approved treatment of the neighbouring listed building. And it will make a small but tangible contribution to the success of the newly enlarged Albert Square as a vibrant, welcoming and commercially active civic space.

We respectfully commend this application to the Council and invite early determination. If there are any matters upon which the planning or conservation officer would welcome a discussion prior to determination, we would be pleased to arrange this.

Yours faithfully

**Jeremy Hinds MRTPI**

On behalf of The Armenian Taverna & Restaurant