MANCHESTER CITY COUNCIL

Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended)

Refusal of Listed Building Consent

Applicant

Mr Ben Train
Tesco PLC
Kestrel Way
Welwyn Garden City
AL7 1GA

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for retention of 1no. internal digital screen.

Location: Tesco Express, Unit A St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ

Date of application: 25 November 2025

Application number: 142503/LO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **refused** in accordance with the application and plans submitted for the reason(s) listed below.

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. The issues identified, particularly relating to the view of the Local Planning Authority that there is no public benefit that outweighs the less than substantial harm caused, are considered to be so fundamental that approval has not been possible in this case.

Reason(s) for decision

1) The digital screen has resulted in the introduction of an incongruous, obtrusive feature within this elevation of the Grade II listed building. This has interrupted views into the listed building and disrupted the visual harmony and cohesiveness of the fully glazed openings within the archways at ground level across the Oxford Road elevation of the building, detracting from the overall appearance and historic appreciation of this elevation of the listed building. This has resulted in less than substantial harm to the listed building and there are no public benefits identified which outweigh this harm. The

development is therefore contrary to Government Guidance contained in Section 16 of the National Planning Policy Framework, policies EN1, EN3, SP1, CC9, and DM1 of the Manchester Core Strategy (2012), DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan policy JP-P2, and Planning (Listed Buildings and Conservation Areas) Act 1990.

Date: 15 January 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision refers only to that required under the Planning (Listed Buildings & Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse consent or approval for the proposed development, or to grant consent or approval subject to conditions, they may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. If consent is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 27 of the Act.

4. In certain circumstances, a claim may be made against the local planning authority for compensation, where consent is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 27 of the Act..