

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

Refusal of Listed Building Consent

Applicant

Costa Ltd
C/o Agent

Agent (if used)

Miss Anisha Ahmed
Savills
2 Kingsway
Cardiff
CF10 3FD

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the installation of signage, internal and external alterations and associated works.

Location: Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU

Date of application: 6 January 2026

Application number: 144062/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

Reason(s) for decision

1) Insufficient information has been submitted to allow a full assessment of the impact of the proposed development, including strip out and fit of the interior, on the significance of the listed building. There has been limited identification of any remaining historic fabric. The applicant has therefore failed to demonstrate the level of harm to the significance of the listed building to allow a considered assessment of this harm in the planning balance. The proposal is therefore contrary to Section 16 of the Listed Building and Conservation Areas Act 1990; Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC9, EN1, EN3, and DM1; saved UDP Policy DC19; Sections 12 and 16 of the National Planning Policy Framework.

2) The 3no. internally illuminated aluminium sign trays sited behind the glazing, 2no. internally illuminated projecting signs, 1no. LED advertisement screen, vinyl elements and undisclosed signage to the building's external bronze plaque would by virtue of their

design, materiality, siting, scale, massing and form constitute low-quality forms signage with a fragmented and cluttered appearance that would not be commensurate in quality to the listed status of the Grade II Atlas Chambers, unacceptably detracting from the listed building and its historic significance. The signage would result in less than substantial harm to the listed building and the public benefits would not outweigh this harm. The proposed signage is therefore contrary to Section 16 of the Listed Building and Conservation Areas Act 1990; Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC9, EN1, EN3, and DM1; saved UDP Policies DC14 and DC19; Sections 12 and 16 of the National Planning Policy Framework; as well as guidance contained within the Council's Shopfront and Signage Design Guide.

3) The proposed seating arrangement and finishes would by virtue of their siting, design and materiality add a further layer of clutter to the unit's glazing. When considered externally, in conjunction with the proposed signage, the cumulative impact on the appearance of the building's grandiose design, proportions and historic features would be considered to be unduly harmful to the visual amenity and significance of the listed building resulting in 'less than substantial harm'. The required public benefits do not exist to outweigh this harm. The proposal is therefore contrary to Section 16 of the Listed Building and Conservation Areas Act 1990; Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC9, EN1, EN3, and DM1; saved UDP Policies DC14 and DC19; Sections 12 and 16 of the National Planning Policy Framework.

Date: 17 February 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..