60 Spring Gardens

Design, Access and Heritage Statement

Application for Advertisement Consent and Listed Building Consent

Six By Nico (Holdings) Limited

10 March 2026

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Contents

1.0 Introduction **1**

Background 1

Statement Structure 1

2.0 The Site and Surrounding Area **3**

Site Location and Context 3

Planning History 4

3.0 Proposed Development **6**

Existing Use 6

Internal Works 6

Proposed Signage 7

4.0 Pre-application Consultation **9**

5.0 Planning Policy Context **10**

Local Policy 10

Other Material Considerations 11

6.0 Heritage Assessment **13**

Historic Context 13

Significance 14

Assessment of Impact 14

Summary 15

7.0 Assessment of the Proposed Advertisements **16**

8.0 Conclusion **17**

1.0 Introduction

1.1 This Design, Access and Heritage Statement [the Statement] has been prepared by Lichfields on behalf of Six By Nico Limited [Six By Nico/the Applicant] in respect of a site on the ground floor of 60 Spring Gardens, Manchester [the site]. 60 Spring Gardens is a Grade II listed building located within the Upper King Street Conservation Area. The purpose of this Statement is to assist Manchester City Council [MCC] in its consideration of an application for advertisement consent and listed building consent, to facilitate the fit out of a new restaurant at the site and the installation of new signs.

1.2 There will be no change to the lawful use of the building, and the proposed restaurant will operate pursuant to the existing planning permission and its associated conditions as discussed further in section 3.0 of this Statement.

1.3 This Statement considers the application's conformity with s.16(2), s.66(1) and s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 1992 (as amended), in addition to the relevant policies of the Development Plan, relevant national policy, as well as any other material considerations.

1.4 A schedule of all drawings submitted with the application is set out in the covering letter which accompanies this application.

1.5 This Statement will also assess the impact of the proposed works on heritage assets. The information in this Statement is based upon site visits carried out on behalf of Six By Nico in February 2026, as well as secondary sources.

Background

1.6 Six By Nico operates a number of restaurants across the UK and proposes to reopen the former 'Six By Nico' restaurant at 60 Spring Gardens (a Grade II Listed Building) which has recently ceased trading, as a new restaurant named 'Lennox'.

1.7 Lennox is a chef led neighbourhood restaurant concept focused on bold, indulgent cooking and a relaxed, high energy dining experience. The menu centres on familiar, well loved dishes reworked with strong technique and premium ingredients, alongside a small, carefully curated drinks list. Lennox is designed to feel informal and welcoming, with a lively atmosphere, open kitchen theatre. The intention is to create a high quality but accessible restaurant that serves the local community as well as visitors to the area.

Statement Structure

1.8 The Statement is structured as follows:

- Section 2.0 – describes the site and surrounding area;
- Section 3.0 – describes the proposed development;
- Section 4.0 – sets out the pre-application consultation undertaken;
- Section 5.0 – sets out the relevant planning policy context and any other material considerations;

- Section 6.0 – assesses the heritage significance of the proposed development works;
- Section 7.0 – assesses the proposed advertisement details; and,
- Section 8.0 – provides conclusions on the proposed development.

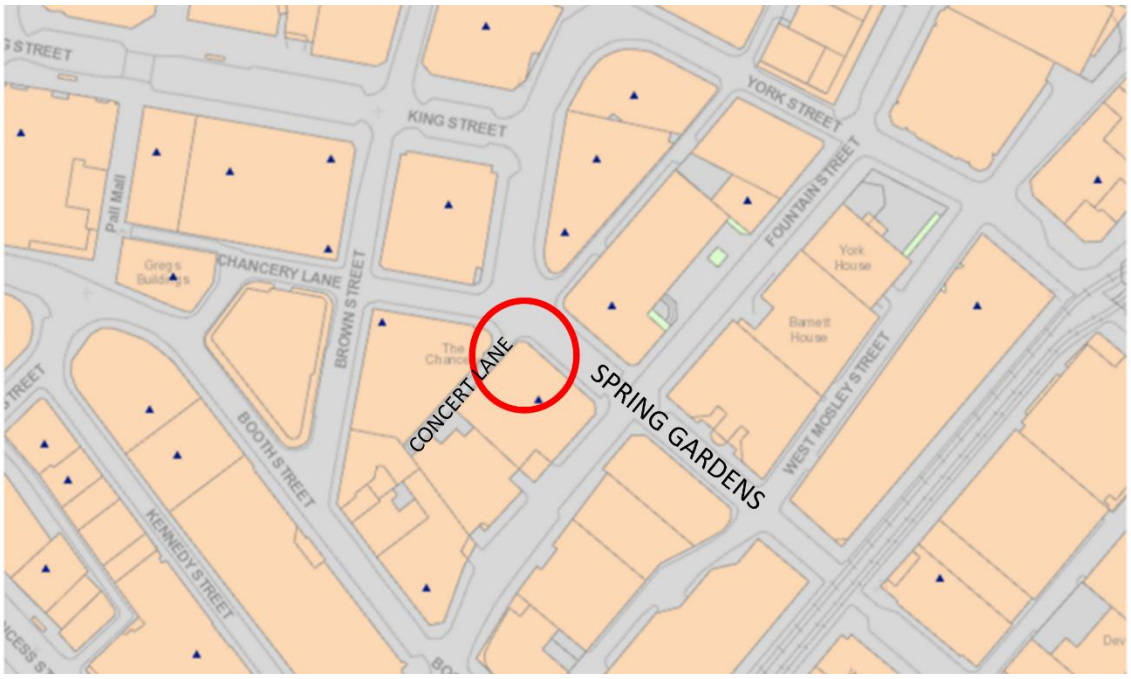
2.0 The Site and Surrounding Area

Site Location and Context

2.1 The site relates to part of the ground floor of 60 Spring Gardens. The site is located within the defined area of Manchester City Centre, close to Manchester's primary shopping area. The use of buildings within the immediate surrounding area consists predominantly of offices and retail units, with bars and restaurants. A site location plan accompanies this application.

2.2 The site is located within the Upper King Street Conservation Area and is a designated Grade II Listed Building (entry number: 1270662). There are a number of listed buildings in the local area. Those closest to the site are indicated by the small triangles shown in Figure 2.1.

Figure 2.1 Site Location and surrounding Listed Buildings



Source: Adapted from the Historic England website (April 2019)

2.3 The site falls within Flood Zone 1. There are no Public Rights of Way [PRoW] affecting the site. There are no scheduled ancient monuments, registered parks and gardens or registered battlefields within or in close proximity to the site. 60 Spring Gardens comprises a five storey building with frontages on to Spring Gardens to the north-east and Concert Lane (north-west). The café Black Sheep Coffee currently occupies the remainder of the ground floor. The site can be accessed off the corner of Spring Gardens and Concert Lane.

2.4 In terms of transport, the site is located within a highly sustainable location which is easily accessible for pedestrians and cyclists. There are a number of bus routes within the area. The nearest bus stop is located on Fountain Street, approximately 75m north of the site. There are nearby tram stops at St Peters Square and Market Street which provide services to a range of locations within Manchester.

Planning History

2.5 The table below sets out the most recent planning history from the Council's online planning register at the ground floor of 60 Spring Gardens.

Table 1 Planning History

Reference	Description	Decision Date
123452/AO/2019	Retrospective application for installation of new individual letter fascia sign to Spring Gardens elevation and 2 no. menu boards either side of corner entrance	10/07/2019
123451/LO/2019	Part retrospective LISTED BUILDING CONSENT for internal and external alterations in association with change of use of part of ground floor from drinking establishment to restaurant together with installation of new fume extraction grilles at ground level on Concert Lane, new individual letter fascia sign to Spring Gardens elevation, 2 no. menu boards either side of corner entrance and new individual letter sign behind glazing to Concert Lane	10/07/2019
123450/FO/2019	Change of use of part of ground floor from drinking establishment (Use Class A4) to restaurant (Use Class A3) together with installation of new fume extraction grilles at ground level on Concert Lane	10/07/2019
118258/AO/2017	2no. externally illuminated projecting signs and internal, window bay signage.	05/02/2018
115520/LO/2017	Listed Building Consent for the internal refurbishment for the proposed coffee shop, including associated plant and equipment and external signage.	14/06/2017
115519/FO/2017	Change of use for part of the ground floor to Class A3 (Cafe) and associated external plant and equipment.	14/06/2017
114734/LO/2016	LISTED BUILDING CONSENT in association with change of use	10/02/2017

Reference	Description	Decision Date
	of ground floor from office (Use Class A2) to drinking establishment (Use Class A4) together with internal and external alterations to include 2 no. air conditioning units on roof	

Source: Manchester City Council

3.0 Proposed Development

3.1 Listed Building Consent and Advertisement Consent is sought for internal alterations to the ground floor of the building and the replacement of signage on the building.

Existing Use

3.2 The permitted use of the ground floor is restaurant use as established by application ref. 122450/FO/2019. As an existing permitted restaurant, no change of use is sought or required to enable 'Six By Nico' to operate the new restaurant 'Lennox' from the site.

3.3 The number of restaurant covers will remain as 70 covers and the opening hours will continue to accord with those conditioned by the 122450/FO/2019 permission as follows:

- Opening hours 10:00 – 03:00 – Monday to Sunday
- Deliveries, servicing and collection hours 07:30 – 20:00 Monday to Saturday and 10:00 – 18:00 on Sundays and Bank Holidays

3.4 There will be no external seating provided.

Internal Works

Layout

3.5 The proposed layout is detailed in accompanying dwg ref. 1893-04.

3.6 The majority of the walls and ceilings are being retained internally.

3.7 The current location of the 'theatre style' kitchen on the western elevation is sought to be relocated to the back of the restaurant and bound by new high stalls and a food pass. A freestanding sink unit would be located adjacent to the window to Concert Lane. New fixed wall seating will be positioned where the existing kitchen is located and additional new fixed island seating will run vertically in a central position in the restaurant surrounded by additional table seating. The two existing steel and glass display screens are proposed to be reused in the new island fixed seating.

3.8 New high stools and tables are located towards the entrance of the restaurant including two window tables overlooking Spring Gardens, which will be freestanding with no back panels.

3.9 The existing bar and gantry is sought to be reused and will be relocated to the south of the new fixed wall seating.

3.10 The location of the male and female toilets, prep kitchen, staff room, office and store / cellar will remain as existing. A new accessible toilet is proposed to the south of the fire exit.

3.11 No space for vertical drinking is provided (i.e. any drinking will be seated), given the use of the site remains as a restaurant.

Scale

3.12 The proposals primarily relate to internal alterations; the only external alterations relate to the proposed projecting sign on the Spring Gardens elevation which is of a small scale.

There will be no external alterations to the scale of the building. The vertical duct (servicing a fan) will remain internally sited on the roof of the building and will not be visible from street level.

Appearance

3.13 No external works are proposed as part of the proposed development apart from signage which is discussed further below.

3.14 No changes are proposed to the window, doors or the exterior works.

3.15 The works to the ceiling comprise of a new plasterboard ceiling over the new bar and gantry. New decorative beams and plasterboard beams to match the existing beams are utilised on the ceiling where required. The rest of the ceiling is to remain as existing.

3.16 New grey floor tiles will feature across the restaurant floor. The kitchen walls will feature white tiles. Faux brick and concrete wall panels will feature across the restaurant and the existing wall panelling will be painted grey. The bar area will feature mottled white wall tiles.

3.17 No internal features will be demolished or removed.

Access

3.18 The main access will continue to be via the existing entrance on the corner of Concert Lane and Spring Gardens; with level access from the pavement. There will be no changes to the original stone entrance. The access is suitable for pedestrians and the entrance width suitable for wheelchair users. The one underground vehicle parking space associated with the site will remain as a bin store area as was used for 'Six By Nico'.

3.19 Delivery vehicles will travel down Concert Lane and unload at the rear door to the back of the restaurant. The driver will ensure that Concert Lane is clear of pedestrians and any obstacles prior to commencing any manoeuvring.

3.20 Waste bins will be located in the allocated car parking space in the basement. Access for staff will be via the stairwell; with a ramp to the ground level shuttered entrance on Fountain Street.

Proposed Signage

3.21 The proposed signage comprises 2no. 'Lennox' lettering signs inside the entrance windows of the two windows framing the entrance to the restaurant and 1no. double sided projecting sign on Spring Gardens elevation. The 2no. previously approved illuminated menu boxes are sought to be reinstated.

Proposed Lettering

3.22 The 'Lennox' lettering will be made of static warm white LEDs illuminated at 340 candela / sq. m). The lettering will measure 1200mm W x 250mm L.

Projecting Sign

3.23 The projecting sign will be made of corten (weathering steel) and be double sided. The 'Lennox' logo will be laser cut and lit from behind with warm white LEDs.

3.24 The sign will measure 600mm W x 400mm H and be of a static illumination at 340 candela / sq. m).

3.25 Details of fixings will be provided during the determination of the application.

4.0 Pre-application Consultation

4.1 Informal pre-application consultation has been undertaken with Manchester City Council, which comprised of a site meeting on 16th March 2026, and subsequent email correspondence.

4.2 The following updates to the scheme were made following discussions with officers:

- Removal of previously proposed suspended ceiling in the proposed kitchen area;
- Removal of previously proposed boarding and shelves over the covered arched window in the proposed kitchen-area;
- Relocation of projecting sign to Spring Gardens, to provide more separation from the street signage, and to ensure location is in mortar; and,
- Various clarifications and drawing updates, including additional internal elevation, section and external elevation drawing to show kitchen window arrangement.

5.0 Planning Policy Context

5.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of the power to determine planning applications for any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

5.2 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings, structures and areas of special architectural or historic interest.

5.3 The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) confirms that applications for advertisement consent can only be determined on the grounds of public safety and amenity (para. 3).

Local Policy

5.4 The Development Plan for Manchester City Council, relevant to this listed building and advertisement application includes:

1 Saved policies within the Unitary Development Plan for the City of Manchester [the UDP] adopted in July 1995 (as amended).

2 Manchester's Local Development Framework Core Strategy Development Plan Document [the Core Strategy] adopted in July 2012

3 The Places for Everyone Joint Development Plan Document [PfE] for the 9 Greater Manchester Boroughs adopted in March 2024.

The Unitary Development Plan

5.5 The UDP provides a framework for Manchester's future development. A large number of the policies within the UDP were replaced following the adoption of the Core Strategy.

5.6 The pertinent saved policies are:

- Saved Policy DC18.1 (Conservation Areas) seeks to preserve and enhance the character of the designated Conservation Areas.
- Saved Policy DC19.1 (Listed Buildings) seeks to ensure that applications for listed building consent 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 Council will not give consent for internal alterations to a listed building where there would be an adverse effect on its architectural or historic character.

The Core Strategy

5.7 The Core Strategy provides the planning framework for future development needs up to 2027.

5.8 The relevant policies are:

- Policy CC 9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance heritage assets.

- Policy EN 3 (Heritage) seeks to encourage development that complements and takes advantage of the distinct historic and heritage features of the City Centre as well as other districts and neighbourhoods.
- Policy EN 1 (Design Principles and Strategic Character Areas) describes the City Centre Character Areas as a containing a rich legacy which reflects its urban evolution to the current day, including listed buildings.

Other Material Considerations

National Policy Guidance

5.9 The revised National Planning Policy Framework [the NPPF] was published December 2024 (and updated February 2025). The overarching aim of the NPPF is to proactively deliver sustainable development to support the Government's economic growth objectives. The NPPF [Paragraphs 8 and 9], identify three overarching dimensions to achieving sustainable development: economic, social and environmental. These dimensions are interdependent and need to be supported in mutually supportive ways.

5.10 Section 16 (Conserving and enhancing the historic environment) notes that all applications affecting heritage assets should provide a description of the significance (including the contribution of setting) with a level of detail proportionate to the importance of the asset [§207].

5.11 Section 12 (Achieving well-designed places) states that with regard to advertisements:

'The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.' [§2141].

NPPF Consultation

5.12 Consultation on the revised NPPF took place until the 10th March 2026. It is expected to be adopted in Summer 2026. The draft NPPF is not considered in any further detail in this Statement given its stage of preparation.

Places for Everyone

5.13 The Places for Everyone Plan [PfE] is a joint development plan from the Greater Manchester Combined Authority [GMCA] for the nine Greater Manchester districts - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. It took effect and became part of the statutory development plan for each of the nine districts on March 21, 2024.

5.14 PfE Policy JP-P1 (Sustainable Places) states that development should conserve and enhance the historic environment and local history and culture. Development should respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale and materials used.

5.15 PfE Policy JP-P2 (Heritage) requires development proposals affecting designated and non-designated heritage assets and/ or their settings to have regard to national planning policy.

Guide to Development in Manchester SPD (April 2007)

5.16 Paragraph 12.9 of the Guide to Development in Manchester SPD stipulates that active ground floor uses will be encouraged within the central core of the city. In more peripheral locations within the City Centre, an appropriate mix of uses will be encouraged with regards to the locality and context.

5.17 The following paragraphs are relevant to heritage:

- Paragraph 2.6 "The rich urban heritage of Manchester…create[s] a strong sense of place and should be respected in new development."
- Paragraph 11.45 "*proposals should preserve or enhance the character of the conservation area*" and design should be informed by the wider context of the area.

Upper King Street Conservation Area

5.18 The site is located within the Upper King Street Conversation Area. The Conservation Area Appraisal describes the history, development and current day nature of the buildings and public spaces, as well as how the use of these has evolved over time.

5.19 The Appraisal also sets out that designers should respect the architectural character of the historic buildings and create proposals which harmonise with them but recognises that even with regular maintenance, buildings will need to be replaced, altered or refurbished.

Shopfront and Signage SPD

5.20 Section 6.3 of the Shopfront and Signage SPD states that new advertisement to existing and new shopfronts must be sensitively designed and well-integrated into an elevation and the wider street scene in design, proportion and position. Signage should not conceal, obscure or damage any elements or detailing of a shopfront that positively contribute to its appearance, historic interest or appreciation.

5.21 In the context of Listed Buildings, conservation areas and non-designated heritage assets, internal and external signage should be designed so as to preserve or enhance their appearance and significance. Where possible and appropriate, new signage should reuse existing fixings or be otherwise affixed to mortar, to avoid damage to historic fabric.

6.0 Heritage Assessment

Historic Context

6.1 The site is the ground floor of the Grade II listed No.60 Spring Gardens (listed with No.62, NHLE ref 1270662).

6.2 The building was designed and built as a commercial warehouse by Alfred Waterhouse in 1881-3 for John H Gartside & co., a textile manufacturer. It was subsequently converted to an insurance office for the Caledonian Insurance Company by the early 20th Century and remained in this function for a variety of insurance companies until the late 20th Century.

6.3 The building was substantially altered in the early 1980s but remained an insurance company. This major refurbishment retained the façade but comprised a full reconstruction of the interior and a new extension to the rear.

6.4 In terms of the surrounding area, the building is in the Upper King Street Conservation Area, which is characterised by a high concentration of listed buildings. The architectural character is articulated by large, grand buildings in varied styles that reflect the commercial character of the area.

Figure 6.1 Heritage assets in the surrounding area (identified in blue), as shown on Upper King Street Conservation Area mapping. The approximate site boundary of the conservation area is identified in red.



Source: Manchester City Council

6.5 The building lies on a prominent junction with Concert Lane and Chancery Lane and is in the setting of several heritage assets:

1 Former Reform Club and Manchester Club, Grade II*

2 Former Midlands Bank, Grade II*

3 47 Spring Gardens, Grade II

4 49 Spring Gardens, Grade II

5 Chancery Chambers, Grade II.

Significance

6.6 The building is listed for its special historic and architectural interest. In terms of the ground floor site facing Concert Street and Spring Gardens, the significance is summarised as follows:

1 **Historic significance**: the site is part of a building by a nationally important architect, Alfred Waterhouse. It is part of an important historic trend in the development of Manchester of grand, late 19th-century commercial warehouses. The building also represents the late 19th/early 20th-century development of the area as the financial hub of the City. However, due to the scale of alteration in the 20th Century, there is no evidence of the historic plan form or the internal development of the building relating to its original function as a warehouse or an Edwardian insurance office. It survives as a façade. Therefore, it is of **low historic significance** overall.

2 **Architectural significance**: the site has a unified architectural scheme in a Renaissance style including features such as rusticated stone on the lower level, round-headed voussoir arches, and dentilled cornicing. The grand design and coherence of the façade reflect its historic function as a commercial building. The scale, form, design and orientation of the building contributes to the character of the wider streetscape. There is nothing of architectural interest on the interior. Therefore, it is of **medium architectural significance** overall.

6.7 The significance of the site was subject to a detailed Heritage Impact Assessment in 2016 by Stephen Levrant Heritage Architecture. In terms of a breakdown of significance, this report considered the following:

1 High significance: surviving original fabric including the main entrance with stone panel reading '60' (although altered in the 1980s), the fenestration openings on Concert Lane (not including the modern glazing), and the original entrance on Concert Lane (now converted to a window).

2 No significance: modern alterations including all internal fabric and glazing.

Assessment of Impact

Impact on 60 Spring Gardens

6.8 Overall, the proposals will have a neutral impact on the significance the listed building due to the lack of surviving internal fabric. Changes are focused on the modern internal fabric, thereby preserving the surviving historic fabric.

6.9 As the significance lies in the façade, the internal alterations that include the reconfiguration of the restaurant layout and changes to the finishes of the walls, ceilings and flooring will have no impact on the significance of the building. Due to the substantial modern refurbishment of the interiors, no historic fabric survives in the interiors and so proposed changes have been deliberately concentrated in these areas of no significance. The freestanding 900mm kitchen sink unit adjacent to the kitchen window would be relatively

low lying when viewed Concert Lane, and less prominent that the previous kitchen unit situated against the former window to Spring Gardens, a more prominent and historic elevation.

6.10 Overall, these internal alterations will have a beneficial effect to the building by keeping it in a sustainable use to ensure its long-term conservation.

6.11 The signage application submitted concurrently has been designed to have minimal impact on the historic fabric. A projecting sign will be fixed to the stonework on a 20mm steel bracket and will be fixed to the vertical course between the sandstone blocks. Two illuminated lettering signs will sit behind the glass windows (i.e internally positioned) bordering the main entrance. The signs will be subtly illuminated by warm white LEDs. The previously approved menu boards will be reinstated in the same location. These proposals will similarly allow the business to function without harming the fabric or appearance of the building.

Impact on the Conservation Area

6.12 As the majority of the proposals are internal, they will not affect the character or appearance of the Conservation Area. The signage proposals are designed to be minimal and feature low levels of illumination to preserve the character and appearance of the area.

Summary

6.13 As previously outlined, the proposals are located in the Upper King Street Conservation Area and within a Grade II Listed Building.

6.14 Due to the minor nature of the proposals and the fact that they are mostly internal, there will be no impact on the setting or significance on the surrounding heritage assets. The development will result in no external alterations to the building other than the fixing of one double sided projecting sign on the Spring Gardens elevation using a 20mm black steel bracket and the replacement of 2no. existing menu boxes. The proposed internal alterations will not impact on the historic fabric of the building. The design and layout of the restaurant will include high quality fixtures and fittings, in-keeping with the character of the area.

6.15 The proposals will therefore have no detrimental impact on the architectural or historic character of the host building or conservation area. It is therefore considered that the proposals accord with UDP Policy DC18.1, CS Policy EN 3, UDP Policy DC19.1, CS Policy CC 9 and PfE Policy JP-P2. The proposals are also in compliance with the requirements of the Planning (Listed Building and Conservation Area) Act 1990 and the NPPF.

7.0 Assessment of the Proposed Advertisements

7.1 As noted in this Statement, 60 Spring Gardens is a Grade II listed Building located within the Upper King Street Conservation Area.

7.2 The proposed signage constitutes 1no. projecting sign on the Spring Gardens elevation of the building (affixed to the stonework on a 20mm black steel bracket) and 2no. illuminated lettering signs to the inside of the two windows framing the main entrance.

7.3 The illuminated signage will be static at a maximum level of illuminance of 340 candelas / sq. m.

7.4 With regard to visual amenity, the signage is of a small scale (as described at Section 3.0) and the muted colour palette will integrate well with the street scene and will not conceal any elements of the building that contribute to its appearance, historic interest or appreciation.

7.5 With regard to highway and public safety impacts, the proposed signs are simple in design and small in scale and would not be obtrusive or distracting to the street scene. It is therefore considered that the siting, scale and design of the new signage would not have an adverse impact upon highway or public safety. The proposed illuminance would not raise any highway or public safety concerns.

7.6 It is considered that the siting, scale and design of the proposed signage is appropriate to its location. The proposed signage is not considered to give rise to any impacts on either amenity or public safety. The proposals therefore comply with Core Strategy policies CC 9 and EN 1, the Shopfront and Signage SPD and the NPPF.

8.0 Conclusion

8.1 This Design, Access and Heritage Statement has been prepared in respect of a site on the ground floor of the Grade II Listed 60 Spring Gardens, Manchester, to accompany an application for advertisement consent and listed building consent, to facilitate the fit out of a new restaurant at the site and the installation of new signs. There will be no change to the lawful use of the building, and the proposed restaurant will operate pursuant to the existing planning permission and its associated conditions.

8.2 The proposed signage and internal works to the ground floor of 60 Spring Gardens will allow the applicant to operate a new restaurant concept 'Lennox', which will safeguard the continued occupation of the unit, in a use consistent with its conservation. The proposals have been designed sensitively to ensure there is no impact on the site's heritage assets or conservation status.

8.3 The small external works relate to the proposed signage only which has been designed to be modest and in keeping with the building. The interior will be of a high specification and reflective of the building. The proposed development therefore constitutes appropriate development in this locality.

8.4 This Statement has demonstrated that the effects of the proposed development would not lead to any harm to the significance of any asset, designated or undesignated, whether direct or indirect. The proposed signage has also been demonstrated to not have any impact on amenity or safety and is proportionate and in keeping with 60 Spring Gardens.

8.5 The proposals therefore accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 1992 (as amended), as well as the relevant policies of the Development Plan and the NPPF.

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