MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Listed Building Consent for alterations, extension or demolition of a listed building

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

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 12

Suffix:

Property Name:

Address Line 1: Piccadilly

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M1 3AN

Description of site location must be completed if postcode is not known:

Easting (x): 384580

Northing (y): 398150

Description:

Applicant Details

Name/Company

Title

Mr

First name

Jay

Surname

Stewart

Company Name

Global Street Art

Address

Address line 1

telephone House

Address line 2

Address line 3

Town/City

London

County

London

Country

United Kingdom

Postcode

EC2A 4NW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

J

Surname

Stewart

Company Name

Global Street Art

Address

Address line 1

telephone House

Address line 2

Address line 3

Town/City

London

County

London

Country

United Kingdom

Postcode

ec2a 4nw

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Temporary hand-painted sporting heritage murals on the south gable elevation (rendered, non-original surface) for a period of 24 months. Two confirmed murals proposed: Marathon 2026 mural (April-June 2026) celebrating Manchester's running culture and athletic heritage, followed by World Cup 2026 mural (July-October 2026) celebrating Manchester's football heritage through partnership with the National Football Museum. The 24-month framework provides flexibility for additional Manchester sporting heritage content if opportunities arise during the consent period.
Application using microporous paints compatible with historic fabric, applied directly to rendered surface with no fixings. Fully reversible intervention with removal and reinstatement by overpainting at end of consent period or earlier if adjacent gap site development commences. No alteration to principal Portland stone facades, architectural detailing, or interior fabric.
Sponsor acknowledgement plaques and QR codes at street level (same dimensions as October 2024 approved consent 140532/LO/2024).

Has the development or work already been started without consent?

- ◯ Yes
- ⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ◯ Don't know
- ◯ Grade I
- ◯ Grade II*
- ⊘ Grade II

Is it an ecclesiastical building?

- ◯ Don't know
- ◯ Yes
- ⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

⊘ Yes
◯ No

If Yes, please describe and include the planning application reference number(s), if known

140532/LO/2024 - Listed Building Consent granted 18 October 2024 for temporary hand-painted heritage mural (1881 footballers image) with sponsor acknowledgement on south gable elevation. Duration: 24 months, expires 15 October 2026. Not yet installed.
140531/AOH/2024 - Advertisement Consent granted concurrently with LBC 140532/LO/2024 for sponsor plaques (1189mm x 841mm) and QR codes (841mm x 841mm) at street level.
Note: Upon grant of the current applications, applicant will voluntarily surrender consents 140532/LO/2024 and 140531/AOH/2024 to ensure only one set of consents is in force at any time.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Gap site at 14-16 Piccadilly currently cleared following demolition with inadequate temporary barriers. No permanent perimeter fencing in place. Site unmaintained and unsecured, creating negative visual impact on listed building setting and attracting potential anti-social behaviour.

Proposed materials and finishes:
Permanent perimeter security fencing for gap site at 14-16 Piccadilly. Secure boundary treatment preventing unauthorised access, improving visual amenity, and protecting listed building setting. Part of comprehensive site management obligations under landlord agreement, demonstrating professional stewardship of heritage asset and adjacent land during development delay. Fencing maintained for duration of mural programme consent period (24 months) or until adjacent development commences, whichever is earlier.

Type:
Other

Other (please specify):
SOUTH GABLE WALL - PAINT FINISHES

Existing materials and finishes:
Rendered masonry surface (non-original) with deteriorated cream/off-white paint finish. Significant graffiti vandalism, water staining, dirt accumulation, and ghost signage visible. Currently detracts from listed building setting and creates negative visual impact at prominent city centre gateway location. See submitted site photographs for full condition assessment.

Proposed materials and finishes:
Whilst we understand paint application is not typically considered Development under planning legislation, this Listed Building Consent is required due to the Grade II listed status of 12 Piccadilly. Proposed works use EU-regulated microporous spray paints (breathable, heritage-compatible) for hand-painted sporting heritage murals. Same materials and methodology approved under October 2024 consent (140532/LO/2024). Works will restore deteriorated elevation, address existing graffiti vandalism, and enhance listed building setting whilst maintaining fabric breathability.

Type:
Other

Other (please specify):
SPONSOR ACKNOWLEDGEMENT PLAQUE

Existing materials and finishes:
None.

Proposed materials and finishes:
Metal plaques (1189mm x 841mm) at street level. Same materials and dimensions as October 2024 approved consent (140532/LO/2024). Provides sponsor acknowledgement and curator attribution.

Type:
Other

Other (please specify):
QR CODE PANELS

Existing materials and finishes:
None.

Proposed materials and finishes:
QR code panels (841mm x 841mm) at street level. Same materials and dimensions as October 2024 approved consent (140532/LO/2024). Provides heritage information and educational content linking to Manchester sporting history.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

1.Heritage Impact Assessment - 12 Piccadilly Manchester (January 2026)
2. Method Statement and Options Analysis - 24-month duration (January 2026)
3. Fence and Gate Site Plan - scale 1:1250
4. Site plan and building drawings showing the proposed security fencing around the gap site at 14-16 Piccadilly. Includes views of the building, fence layout, and construction details. Professional architectural drawings by Bennetts Associates.
5. Site Condition Photography - south gable elevation and gap site
6. Indicative Artwork Examples - GSA Sporting Heritage Murals

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Jay

Surname

Stewart

Declaration Date

28/01/2026

- [x] Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Jay Stewart

Date

15/02/2026

Amendments Summary

Following the invalidity letter dated 4 February 2026, the following documents have been added to validate application 145055/LO/2026:

Location Plan (1:1250 scale) - Shows application site boundary, owner's land, and south gable elevation (mural wall location). Site layout unchanged as works are limited to hand-painted murals on existing wall only.
Existing South Gable Elevation - Shows current deteriorated condition of rendered south gable surface with graffiti vandalism and staining. Protected stone areas marked.
Proposed South Gable Elevation - Shows proposed mural intervention area with commercial roaming zone (57 sqm maximum = 20% sponsor content) and heritage content area (229 sqm = 80%). Sponsor plaque and QR code locations at street level. Protected stone areas marked.
Perimeter fencing removed - Proposed fencing at 14-16 Piccadilly has been removed from this Listed Building Consent application and will be addressed separately if required.

All required documentation now submitted to validate the application for temporary hand-painted sporting heritage murals (24-month duration) at 12 Piccadilly, Manchester.