MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145457/AO/2026
Date registered valid:	17 March 2026
Proposal:	Retention of 1no. internally illuminated projecting sign.
Address:	Ground Floor, 60 Spring Gardens, Manchester, M2 2BQ
Ward(s):	Deansgate Ward
Applicant:	Mr N Simeone, Six By Nico Ltd
Agent (if any):	Miss Abigail Knowles, Lichfields
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30 April 2026**

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 26 March 2026

Standard consultations:
Printed: 24 March 2026 Expired: 16 April 2026

Neighbour notifications
Printed: 24 March 2026 Expired: 16 April 2026

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

This application relates to a Grade II listed building located at 60 Spring Gardens in the City Centre.

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.

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.

The building is primarily constructed from sandstone ashlar with a slate roof. It was constructed in Renaissance style on a rectangular plan on corner site, with narrow chamfered corners. The building is four storeys tall with an attic, featuring 7 bays plus the corners; rusticated ground floor with cornice, string-courses and sill-bands to the upper floors, modillioned main cornice, panelled parapet interrupted by pedimented attic dormers, and octagonal corner turret with domed caps and slender apex lanterns.

The ground floor is an arcade of round-headed arches with stepped voussoirs, with doorways in the 3 central arches and C20 plate-glass glazing in the others, and a similar doorway in the chamfered corner; the upper floors have 2-light mullioned windows, with carved panels between

those at 1st and 2nd floors and raised bracketed sills to those at 3rd floor, and single-light windows to the corners (including the 1st stage of the turrets).

The attic dormers have single-light windows in moulded architraves which have scrolled consoles at the sides and pedimented tops on consoles, and the turrets have very small 2-light mullioned windows to the upper stage. Left return (to Fountain Street) in matching style, plus a loading bay doorway at the further end.

The site is within the Upper King Street Conservation Area and there is a high concentration of other listed buildings nearby and is within the setting of several heritage assets, including:

- Former Reform Club and Manchester Club, Grade II*
- Former Midlands Bank, Grade II*
- 47 Spring Gardens, Grade II
- 49 Spring Gardens, Grade II
- Chancery Chambers, Grade II.

The area surrounding the application site is predominantly commercial in nature, consisting predominantly of offices and retail units, with bars and restaurants.

The building is mostly used as office accommodation. The ground floor of the premises is used in part as a coffee house, an entrance to the upper floor offices, and a restaurant.

This application specifically relates to works to the ground floor commercial unit currently occupied by a restaurant use that sits on the corner of Spring Gardens and Concert Lane.

Description of Development

The proposal seeks advertisement consent for the retention of 1no. internally illuminated projecting sign. The sign is made from Corten, with the “Lennox” logo lettering laser cut, with white Perspex behind the letters and illuminated internally. Currently the ‘rusting’ process is underway and the finish is somewhat uneven.

No accompanying Change of Use application is required as the commercial unit already operates as a restaurant use (Class E).

Related Applications

145391/LO/2026 - Listed Building Consent for internal refurb of restaurant and retention of external projecting sign.
To be approved alongside this application.

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.
Approved July 2019.

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.
Approved July 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.
Approved July 2019.

Consultations & Notification Responses

Highway Services – Requested that informatives be attached concerning Highway licensing requirements.

Environmental Health – Requested that a condition be attached to control luminance levels.

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

(1) A Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—
(a) the provisions of the development plan, so far as they are material; and
(b) any other relevant factors.
(2) Without prejudice to the generality of paragraph (1) (b)—
(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
(b) factors relevant to public safety include—
(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.
(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content, or design of what is to be displayed.

Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 - Heritage

The **Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th of July 2012:

- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles and Strategic Character Areas

- Policy EN3 - Heritage
- Policy DM1 - Development Management
- Policy CC9 - Design and Heritage

The **Unitary Development Plan for Manchester -** For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC14 - Shop Fronts and Related Signs
- Policy DC18 - Conservation Areas
- Policy DC19 - Listed Buildings

National Planning Policy Framework (NPPF) (2024)

- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Shopfront and Signage Design Guide (2024)

The shopfronts and signage SPD sets out the detailed guidance for shopfront alterations and the display of signage in Manchester.

The SPD states that new signage should:

- be limited to one fascia signage or internal hanging signage per elevation;
- be located below the first-floor cills, unless there is historic evidence of signage above;
- have a maximum depth of 30mm;
- not be in the form of internally illuminated lightbox signage;
- not conceal, obscure or damage any elements or detailing of a shopfront that positively contribute to its appearance, historic interest and appreciation.

Issues

The main issues for consideration relate to the principle of the proposal, as well as, in accordance with the advertisement regulations, the acceptability of the proposal in terms of its impact upon visual amenity and upon public safety. In judging this, the provisions of the development plan and any other relevant factors, so far as they are material, must be taken into account.

Principle of the Proposal

The principle of the proposal is considered to be acceptable in this case. A projecting sign is considered to be an appropriate means of providing wayfinding to and providing advertising for a premises.

Visual Amenity

The projecting sign is 40mm in depth, which is slightly over the recommendation of 30mm outlined in the MCC Shopfront and Signage Design Guide, but is not considered given the design and scale of the host building, to be bulky enough to warrant a refusal purely on that basis.

When viewed on site, the Corten finish was uneven as the protective, stable rust patina has not year fully formed. It appears mostly as a rusty silver on one side. The City Council accepts though that Corten tends to develop over time as it is left to weather and that the sign would eventually achieve an even orange-brown patina over all the sign. A condition has been added to ensure that the development of the finish is monitored and that if it does not weather correctly, a rust accelerator will have to be applied.

The sign is sited at fascia level and there is only one projecting sign on the elevation. Whilst it is preferable to have projecting sign sited close to the entrance, there is a Highways stop sign in place right outside the entrance. To place the projecting sign here would mean that the sign would be obscured from certain views and also would lead to a cluttered appearance. Therefore, the siting of the sign further down the elevation is preferred.

Overall, the sign is discrete and sympathetic to the appearance of the building and the conservation area.

Taking all these aspects into consideration, the proposal can therefore be supported on visual amenity grounds. The sign is made of a high-quality material, is slender, not too large in height or width, and does not detract from the setting of the listed building or the conservation area.

On this basis the sign is considered to be in accordance with the provisions laid out in, Places for Everyone JP-Strat2, JP-P1 and JP-P2, Core Strategy policies SP1, DM1, EN3 and CC9 and UDP policies DC14, DC18, DC19, the Shopfront and Signage Design Guide and sections 12 and 16 of the NPPF

Public Safety

The luminance levels of the signage will be controlled at 300cd/m2, which is within an acceptable range to not cause any distraction to passing pedestrians or road users, or to cause a disturbance to any nearby residents or commercial occupiers.

A condition has been added to ensure that the proposed luminance levels are controlled and complied with.

All signage complies with headroom and carriageway clearance requirements.

A projection over licence is required due to the projection of 0.6m over the adopted highway. An informative has been added to instruct the applicant how to apply for this.

Overall, there are no public safety concerns with the proposed signage.

On this basis the sign is considered to be in accordance with the provisions Core Strategy policies SP1 and DM1.

Conclusion

Given the above, the proposal is considered to be consistent with Places for Everyone JP-Strat2, JP-P1and JP-P2, Core Strategy policies SP1, DM1, EN3 and CC9 and UDP policies DC14, DC18, DC19 and the Shopfront and Signage Design Guide and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment).

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 17 March 2026:

- Location Plan
- Proposed External Elevations 1893-19F

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies JP-P1 and JP-P2 of Places for Everyone, SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) The maximum luminance of the signage shall not exceed 300 cd/m2 in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies JP-P1 and JP-P2 of Places for Everyone, SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Within two months of the decision date of this application, evidence shall be submitted to the City Council as Local Planning Authority that the Corten finish of the projecting sign has weathered sufficiently in order to achieve an even orange-brown patina all over the sign. In the event that the City Council deems that the even orange-brown patina all over the sign has not been successfully achieved, a timescale for applying a rust accelerator to the sign shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented within the agreed timescale.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with the Town and Country Planning (Advertisement) Regulations 2017, policy SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

Informatives

1) The proposed projecting signs extends to a maximum projection in excess of 0.6m over the adopted highway and will therefore require a projection over licence, to be funded at the applicant's expense. This can be obtained from https://www.manchester.gov.uk/directory_record/451898/projecting_over_the_highway

2) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

   The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

First Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Third Floor, 60 Spring Gardens, Manchester, M2 2BQ
Second Floor, 60 Spring Gardens, Manchester, M2 2BQ
Basement, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Seventh Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Sixth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fourth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
DUFF & PHELPS LTD, Second Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
47 Spring Gardens, Manchester, M2 2BG
Third Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Ground Floor, 60 Spring Gardens, Manchester, M2 2BQ
Third Floor, 60 Fountain Street, Manchester, M2 2FE
Fourth Floor, 60 Fountain Street, Manchester, M2 2FE
Fifth Floor, 60 Fountain Street, Manchester, M2 2FE
Second Floor, 60 Fountain Street, Manchester, M2 2FE
Fourth Floor, 60 Spring Gardens, Manchester, M2 2BQ
The Chancery, 58 Spring Gardens, Manchester, M2 1EW
60 Spring Gardens, Manchester, M2 2BQ
Fifth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Ground Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
60 Fountain Street, Manchester, M2 2FE
First Floor, 60 Fountain Street, Manchester, M2 2FE
Ground Floor, 60 Fountain Street, Manchester, M2 2FE

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL