MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145391/LO/2026
Date registered valid:	10 March 2026
Proposal:	Listed Building Consent for the retention of internal refurb of restaurant and the retention of an external projecting sign.
Address:	Ground Floor, 60 Spring Gardens, Manchester, M2 2BQ
Ward(s):	Deansgate Ward
Applicant:	Six By Nico
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: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 26 March 2026

Standard consultations:
Printed: 16 March 2026 Expired: 8 April 2026

Neighbour notifications
Printed: 16 March 2026 Expired: 8 April 2026

Site notice
Posted: 16 March 2026 Expired: 8 April 2026

Press advert
Published: 31 March 2026 Expired: 23 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

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 Listed Building Consent for the retention of internal refurb of restaurant and the retention of an external projecting sign.

The works have been completed internally and primarily included relocating the kitchen towards the rear of the unit with new seating and bar area and decorative finishes. Works also include:

- 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.

Related Applications

145457/AO/2026 - Retention of 1no. internally illuminated projecting sign.
To be determined 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

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Historic England (North West) - Had no comment to provide.

Policy

The **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 CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy SP1 - Spatial Principles
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- 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.

Planning (Listed Buildings and Conservation Areas) Act 1990

Assessment

Principle of Development

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the historic character and fabric of the listed building itself and to establish whether the public benefits, including heritage benefits, of the proposal will outweigh any harm to the significance of the heritage asset.

Assessment of significance

The wider building derives its significance from various architectural features associated with the Renaissance style of the building.

For this ground floor commercial unit that the application is concerned with, significance is derived from the 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.

Internally, there are decorative ceilings and cornices that are considered to contribute to the significance of the space. The interior has been altered with a previous restaurant configuration and therefore, apart from the decorative ceilings and cornices, there is little of significance within the space, such as the floors and modern wall partitions.

Impact on Heritage

The works have involved relocating the kitchen towards the rear of the unit. The original proposals discussed with the Local Planning Authority during a pre-application site visit would have seen a suspended ceiling put in place over the relocated kitchen. Unlike the previous location, there is a decorative ceiling in place here and so the introduction of a suspended ceiling would have introduced a medium level of harm to the space. The proposal was revised to keep the decorative ceiling exposed and this is what has been implemented on site, therefore reducing the level of potential harm.

The works see a new seating and bar area with decorative finishes. These are modern elements, replacing previous similarly modern elements and are not considered to result in an increase in the level of harm in comparison to what was in place before.

There will be a new seating structure in the centre of the dining area. It is relatively discreet in height and does not significantly divide up the space, leaving the ceiling exposed and views through the internal space mostly uninterrupted, therefore resulting in a very low level of harm.

The finishes to wall and ceilings replace other modern wall and ceiling finishes. They are not considered to introduce any further harm in comparison to the previous internal fit-out.

During pre-application discussions, there was proposed to be boarding and shelves over the covered arched window in the proposed kitchen-area is considered to be a reduction in the level of harm. Similarly, the fixed seating next to the window facing Spring Gardens would have been

a more solid element which would have interrupted views into the space. The proposal was amended to remove these elements of the works and the works carried out have not introduced this boarding and shelving over the covered arched window, meaning that the level of harm has been potentially reduced.

Overall the internal works are not considered to result in any more harm to the internal space than the previous fitout.

The relocation of projecting sign to Spring Gardens, to provide more separation from the street signage, is considered to not significantly cause harm to the external elevation. The fixings are in to the mortar, the Corten Steel sign has been reduced in size to be 40mm depth and is attached to vertical joint in stonework facade thereby minimising harm to the stone façade.

The sign is discrete and sympathetic to the appearance of the building and the conservation area and would be considered to only cause a very low level of less than substantial harm.

The internal illuminated letters are also discrete and proportionate. They still allow for clear views through the windows to read the internal space.

Overall, there will be a low level of less than substantial harm caused by these works.

On the basis of the above the retained fit out and signage would be consistent with Places for Everyone JP-Strat2, JP-P1and JP-P2, Core Strategy policies SP1, DM1, EN3 and CC9 and UDP policies 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).

In accordance with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the works have preserved the building, its setting, and any features of special architectural or historic interest which it possesses and have preserved the character and appearance of the conservation area.

Public Benefits

As less than substantial harm has been identified, paragraph 215 of the NPPF requires evaluation of the development against the public benefits that will be provided.

The proposals will allow for the continued occupation of the space in this historic building by an established operator who wants to stay in this location but with a different food offer. The continued occupation of historic spaces allows preservation of listed buildings, as occupied buildings are suspectable to falling into disrepair. The long-term preservation and occupation of the space will allow for the general public to greater appreciated the space.

Overall, the public benefits identified are considered to outweigh the less than substantial harm caused by the works.

Conclusion

It is considered that this application is considered acceptable, as the works are considered to cause a low level of less than substantial harm to the special interest and the historic character of the Grade II listed building which would be outweighed by the public benefits outlined above and therefore are in accordance with Places for Everyone Plan policies JP-Strat2, JP-P1, and JP-P2, Manchester Core Strategy policies CC9, EN1, EN3, DM1 and SP1, Saved Unitary

Development Plan for Manchester polices DC18 and DC19, section 16 of the NPPF, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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) 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 10 March 2026:

- Location Plan
- Proposed External Elevations 1893-19F
- Proposed Elevations 1893-12
- Proposed General Arrangement 1893-04
- Proposed finishes sample board
- Proposed RCP Layout 1893-08B
- Ceiling Plan SDL 106.04 PL

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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

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
First 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
Hotel Gotham, 100 King Street, Manchester, M2 4WU
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
Fifth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
JAMIE'S ITALIAN LIMITED, Ground Floor, 100 King Street, Manchester, M2 4WU
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