MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 4 (Louvre Sample) attached to Planning Permission 145211/FO/2026.

Location:

77 Mosley Street Manchester M2 3HR

Application reference:

OTH-2026-000693

Applicant:

Joe & The Juice

Date of application:

16 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 4 (Louvre Sample)

The following information has been submitted pursuant to the discharge of Condition 4 (Louvre Sample) attached to planning permission 145211/FO/2026:

- Covering Letter
- 7042-15

Received 16/06/2026.

- Method Statement

Received 29/07/2026

- Louvre sample picture

Received 07/09/2026

It is noted that louvres were installed prior to the submission of this application and have been observed on site from at least 09/06/2026.

The applicant was informed 23/06/2026 that the as-installed louvres have an adverse visual impact on the appearance of the Listed Building. The applicant was advised 07/07/2026 that the grilles should be painted or treated to match the window frames to better blend in and avoid an overly stark bright brass as existing. The applicant submitted the 29/07/2026 method statement outlining this approach. No physical sample was submitted, and no RAL information of the existing frames to be matched has been submitted.

On 07/09/2026, correspondence was received stating that the louvre would instead be replaced rather than treated as previously indicated. A JPEG image of a new louvre sample was submitted, however no physical sample, details of the material or finish, or an amended method statement has been submitted.

On the basis that the louvre as-installed is a poor match to the Listed Building's features and adversely impacts its appearance, and on the further basis that there is insufficient information and a lack of a physical sample of any new louvre to confirm an acceptable visual impact on the Listed Building, it is considered that the applicant has not demonstrated that the appearance of the louvres would not be adversely affected by the materials. The discharge of Condition 4 is therefore refused.

Date: 09 September 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 relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 the application to approve detail reserved by condition, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 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/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet.

   Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   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.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.