MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-001131
Application type:	Listed building consent (Alt/Ext)
Proposal:	Listed Building Consent for installation of replacement internal signage and internal redecoration.
Site address:	Refreshment Room Victoria Railway Station Long Millgate Manchester M3 1WY
Ward(s):	Deansgate
Date application valid:	23 July 2026
Applicant name:	Mr Lee Thomas
Agent (if any):	Ms Lisa Moss
Case officer:	Michael Pearson
Recommendation:	Approve
Date of recommendation:	10/09/2026

Description of site, building and/or area

The application relates to the former restaurant within the Grade II listed Victoria Railway Station. The station consists of a variety of buildings of varying ages, the oldest of which is the former booking office, that fronts out onto the corner of Hunts Bank and Victoria Station Approach and dates from 1848 with 1865 upper floor extension. The main body of the station, this being the Victoria Buildings, dates from the station's major remodelling in 1909. The station has gone through significant renovation since then however, with the addition of the 1995 Manchester Arena, and in the 2010's with the removal of the Edwardian train sheds to the rear of the site and its replacement with a modern glazed roof structure. The restaurant is located within the 1909 build and features original wall tiling and marble flooring and ornate dome ceiling.

The application site and neighbouring area lie at the northern edge of Manchester City Centre, where the high density development of said centre borders Salford across the River Irwell, and gradually gives way to smaller scale development to the north and north-west in the neighbourhoods of Red Bank and Cheetham Hill. Built development is varied in character, age, scale and design. More modern buildings form the immediate surroundings around the application site, this includes the Manchester Arena, Stoller Hall and the New-Vic apartment complex. More historic development is then situated to the south of the site in the form of the Grade I listed Cheetham's School of Music. Neighbouring uses are largely commercial, with the exception of residential accommodation present on the grounds of Cheetham's and the New-Vic apartment complex.

Description of development

The application seeks listed building consent for the installation of replacement signage and internal redecoration works.

Replacement signage would see the removal of two internally illuminated signs that face onto the station's concourse, with like for like individual letter signage, spelling out "Victoria Exchange". An additional sign identical sign would then be installed within the fanlight of the bar's front external entrance off of Victoria Station Approach, with the existing external box fascia being removed.

Internal redecoration works would see the refurbishment of existing lights, the taking up of modern flooring and repair of original marble flooring located underneath, relocation of existing modern bar, installation of freestanding banquette seating and replacement modern partition screen to the back of house.

Relevant planning history

100356/LO/2012/C1 - LISTED BUILDING CONSENT Redevelopment of railway station comprising demolition and replacement of the existing train shed roof and replacement with a new roof structure, provision of a new link bridge to the Arena, reconfiguration and refurbishment of the concourse, provision of new passenger facilities, refurbishment of heritage features including Heritage rooms, Soldier gate, memorial wall and ancillary works. The scheme also includes the provision of additional Metrolink tracks and platforms within the station – Approved January 2013.

100355/FO/2012/C1 - Redevelopment of railway station comprising demolition and replacement of the existing train shed roof and replacement with a new roof structure, provision of a new link bridge to the Arena, reconfiguration and refurbishment of the concourse, provision of new passenger facilities, refurbishment of heritage features including Heritage rooms, Soldier gate, memorial wall and ancillary works. The scheme also includes the provision of additional Metrolink tracks and platforms within the station – Approved January 2013.

Consultation, notification and publicity responses

Publicity – A site notice and press notice were issued. Neighbouring properties were notified of the proposals by letter. No representations were received.

Relevant policies

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-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- 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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and the Evening Economy

- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:
- Policy DC19 – Listed Buildings

National Planning Policy Framework August 2026 (NPPF)
- Chapter 7 – Building a strong, competitive economy
- Chapter 14 – Achieving Well-Designed Places
- Chapter 20 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Assessment

Victoria Railway Station is a listed building of high significance, representing the growth of the railway industry and its key role within the industrialisation and expansion of Manchester. The station has had multiple modern editions, that whilst architecturally distinct from the original building, form part of its listing. It is acknowledged that the commercial units within the station concourse add to the vibrancy of the building, whilst also indirectly supporting the operation of the station through the funds generated by rent income. As part of this it is accepted that redecoration and rebranding works will take place when occupiers come and go.

The proposed works largely concern modern material present within the space and thus have a neutral impact upon the significance of the listed building. This comprises of the installation of a new bar, new back of house partition, new panelling, and freestanding banquette seating. In the event of an approval planning condition would require the submission of exact fixing details for the proposed bar in order to ensure historical material is protected.

More notable works include the restoration of the property's lighting units that are believed to date from the Edwardian period and 1930s. The submission has stated that the lights will be sensitively refurbished and then subsequently reinstated. In line with this subject to a condition that would require the submission of a methodology for such works, the proposal would have a minor beneficial impact.

As previously mentioned within this statement, the proposal would see the installation of like for like replacement signage to the property's station concourse entrance. Said signage consists of individual letters mounted to a railing situated within two fanlights. Alongside this, an existing external box fascia sign which is considered to detract from the significance of the building would be removed and replaced with an internal sign, the same design as that of the aforementioned. Subject to conditions that would control luminance levels to avoid overly bright signage, and

require the making good of the external fascia, this element of the proposal is considered would have a beneficial impact on the significance of the listed building.

The restaurant space features a mix of original marble flooring and modern ceramic tile which covers further retained but damaged marble flooring. As part of the proposed works said tile would be removed to allow for full exposure of the marble floor with the intent of seeing its repair. Should repair not be possible however, new flooring will be installed, whilst leaving the damaged marble left in situ. Subject to a planning condition that would require the existing tile to be removed, the marble located beneath it be surveyed and then a scheme for its repair or in the event of it being irreparable its covering, the development would have a minor beneficial impact or neutral impact, dependent on the outcome of the aforementioned survey, on the significance of the listed building.

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.

Conclusion

In line with the above, subject to planning condition, the development would have a minor beneficial impact on the significance of the listed building, and would help to restore original features and remove harmful modern additions to the building. Therefore, the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 in relation to preservation, and accord with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC3, CC1, CC2, CC4, CC9, C10, EN1, EN3, and DM1, Saved Unitary Development Plan Policy DC19, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

Recommendation: **Approve**

Conditions attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

   - TQRQM26187084816287: Manchester Victoria Station Pub
   - TQRQM26191135730904: Manchester Victoria Station Pub Block Plan
   - 339.100B/GA: General Arrangement Plan with Wall and Flood Finishes Proposed
   - 339.103C/RCP: RCP – Decorative Lighting & Small Power (Received 27/08/2026)
   - 339.310A/DE: Signage 1
   - 339.311/DE: Signage 2
   - 339.320A/DE: Bar
   - 339.330A/DE: Panelling & Bar Elevation
   - 339.340A/DE: Banquette, Bin Unit, Reeded Glass Screen, Perch Bench, High Table, Planter
   - Heritage Statement
   - Design and Access Statement (Dated 23/07/2026)

   Received by the City Council as Local Planning Authority on 23/07/2026, unless specified otherwise.

   Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) The existing external fascia sign shall be removed as part of the development, with said works being completed prior to the installation of the internal fascia signage, both as shown on drawing no.339/310A/DE (Received 23/07/2026).

   b) Upon the removal of the external fascia sign and prior to the installation of the internal fascia signage, both as shown on drawing no.339/310A/DE (Received 23/07/2026), final details and a methodology for the making good of the location of the former existing fascia sign shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented and completed as part of the development.

   Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and

EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) a) The existing non-original white ceramic floor tiles, shall be removed as part of the development, as shown on drawing 339.100B/GA (Received 23/07/2026).

b) Upon the removal of the white ceramic floor tiles, but prior to any subsequent works, a condition survey of the original floor exposed beneath, together with a repair methodology to allow the floor to be exposed shall be submitted to and approved in writing by the City Council. The development shall then proceed in accordance with the approved details.

c) Should the original floor exposed be in an irreparable condition, full and final details of a new floor treatment, including material samples, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) The new bar hereby approved, as shown on drawing no.339.320A/DE, shall have no physical fixings to original material. Prior to the bar's installation, final details on its method of affixing shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

6) Notwithstanding drawing no.339.103C/RCP (Received 27/08/2026), prior to the commencement of any works in relation to the refurbishment of the listed building's lighting units, final details in regard to the number of light units to be refurbished, their final layout, a methodology for their refurbishment and any required remediation measures for previous fixing points, shall be submitted to and approved in writing to the Local Planning Authority. The development shall then proceed in accordance with the approved details, with the lights being reinstated upon the completion of the works, which shall then be retained and maintained for the lifetime of the development thereafter.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

7) All illuminated signage hereby approved shall be illuminated to no greater than 300cd/m2 for the lifetime of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.