

Application Number/s: 132672/LO/2022

Applicant: Greene King

Agent: Inventive Design Associates

Location: Lass O' Gowrie, 36 Charles Street, Manchester

Proposal: LBC for internal and external alterations to public house

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to a public house known as the 'Lass O' Gowrie'. The public house is contained within a two-storey building with a hipped roof on the north side of Charles Street, within the city centre of Manchester. The River Medlock runs in a north-south direction immediately adjacent to the east of the public house, with the public house having an existing cantilevered deck over the river. An area of land used for general storage is immediately to the north of the site, beyond which is a railway viaduct. Pritchard street is to the west of the building. the site is proximate to the 'Circle Square' regeneration area, an area of newly built midrise and high rise buildings.

The application building is a listed building, designated as Grade II and known as 'Lass O Gowrie Public House, Charles Street'. Historic England sets out the following information about the building:

Public house. Mid C19 altered c.1900. Red brick with dressings of deep red, orange and green glazed terracotta, slate roof. Rectangular plan on island site with chamfered corners to west end. Two storeys over basement, a 6-window facade to Charles Street and 2-window west end, the ground floor with richly-decorated tiled cladding including pilaster panels with debased Ionic caps which have pendants with bell-flower decoration, a doorway (offset left of centre) in neo-Baroque style with open segmental pediment, and a frieze of green tiling with raised lettering ("WINES AND SPIRITS" "BOTTLED ALES AND STOUT" at the front, "LASS-O-GOWRIE" at the corner, "ALES AND STOUT" at the west end); windows with engraved plate-glass (3 to the right, one to the left and 2 at the west end); corner doorway altered as window; segmental-headed windows at 1st floor, all with keystones, that over the door blind and the others all recessed 4-pane sashes; prominent modillioned cornice carried round. Hipped roof with ridge chimney. Interior altered but basement still in use as brewery.

The building is not within a Conservation Area. However, is proximate to the Whitworth Street Conservation Area, with the boundary of this conservation area being around 20m to the north.

Description of Proposal

The application seeks permission for the following additions/alterations:

Bar Area

- Removal of upper back bar with replacement back bar installed including adjustments to lower back bar and front bar to improve appearance and functionality.
- Installation of new lighting and electrical points

Public Bar Area & Lounge

- Installation of painted timber panelling over existing feature tile wall (non-original), not covering over 'Lass O' Gowrie' lettering.
- Installation of new lighting and electrical points
- Decoration of walls, window frames, skirting, panelling and ceilings
- Retention of flooring, cleaning of tiles and timber floors sanded and re-stained
- Installation of new drinks shelf to column with support legs to replace existing

Snug

- Reupholstering of existing fixed seating (deep button fabric style)
- New lighting and electrical points throughout, installation of television to chimney breast with painted panelled cabinet. Existing wall lights to be removed
- Decoration of walls, skirtings, panelling, ceilings and introduction of new wallpaper to match existing as required/patching up.
- Existing carpet flooring to be removed and replaced

Raised flooring area

- New lighting and electrical points throughout
- Decoration of walls, skirting, panelling, ceilings, balustrade
- Existing carpet flooring removed and replaced with new timber floor finishes in-keeping with existing timber floor.

Entrance lobby

- Replacement lighting
- Re-decoration of walls, skirtings, panelling, ceilings, doors etc.

Rear lobby and existing stairs to first floor

- New lighting to replace existing
- Re-decoration of walls, stairs, skirtings, panelling, ceilings, doors etc
- Alterations to rear door to improve fire safety compliance (installation of outward opening doors and stud walls to form draft lobby).
- New fire door and lobby to bottom of existing stairs from GF-1F to allow fire protection.
- Removal of modern stud partition to storeroom at top of stairs at 1F.
- Existing inward opening doors to receive new ironmongery.

W/C assigned 'male'.

- Existing tiles throughout to be cleaned and repaired
- Replacement of existing lighting
- Restoration of existing lobby doors, stripping back and re-stained
- Decoration to walls, skirtings, panelling, ceilings, doors etc.

W/C assigned 'female'

- Existing tiles throughout to be cleaned and repaired

- Replacement of existing lighting
- Restoration of existing lobby doors
- Decoration to walls, skirting, panelling, ceilings, doors etc.
- Replacement of vanity units, basins and installation of pillar taps

Kitchen & Store

- Application of saniclad to walls throughout the kitchen & store for modern hygiene requirements
- Replacement of vinyl safety floor
- New lighting to existing locations.

External Areas

- Existing tiles and walls to be repaired, specialist repair to damaged tiles and parts of walls.
- Removal of redundant or unnecessary wiring, cables, dishes, aerials etc.
- Removal of existing and replacement with new signage and lighting (coverage of less area than existing). Removal of existing timber board from first floor corner.
- Repair of existing decking to cantilevered terrace
- Existing shelter to cantilevered terrace retained and decorated, new hit and miss timber cladding and low-level planters to existing balustrade to replace existing boarding and bamboo screening.

First Floor Function Room

- Exposing of timber floor beneath existing carpet (Repair and relacquer where necessary)
- New lighting and electrical points throughout
- Decoration of walls, window frames, skirting, panelling, ceilings etc.
- New panelled entrance fire door with matching panel moulds fitted to adjacent door, to be retained and fixed closed.

Publicity LBC

Site Notice/s Posted and Dates: Posted 07/02/22, Expired 28/02/22

Press Adverts Published and Dates: Published 01/02/22, Expired 22/02/22

Neighbour Notification: Notified 26/01/22

Representations Received: No comments received

Consultations

Design & Conservation

No objection to the principle of any of the changes. However, further details will be required as to details and methodology of a variety of the changes to ensure good quality repairs/additions and interventions to the Grade II listed pub.

Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 66 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the LPA 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. The LPA shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

As part of this assessment, the LPA will have special regard to internal features of the building, particularly those of special architectural or historic interest it possesses, and which should be preserved. The LPA will consider information submitted by the applicant, which assesses the impact and any loss of any historic fabric.

In this instance, the alterations and additions to the listed building consist of modest external and internal alterations, with an application submitted only for Listed Building Consent. The proposal does not propose the removal, replacement or alteration to any significant architectural features within the building (such as structural walls, flooring or ceilings etc).

Save Unitary Development Plan Policies:

- Listed Buildings (19)

In determining applications for listed building consent involving or having an impact on buildings of historic interests, the LPA shall have regard to the desirability of securing the retention, restoration, maintenance and continued use of sub buildings and to protecting their general setting. Specifically, DC19.1(c) states that the LPA will not permit any change external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.

The proposed alterations, additions and interventions to the external areas of the public house consist primarily of the removal of a variety of redundant services that are still attached to the exterior. Upon consideration, the removal of these items would be beneficial exterior alterations and would not have an adverse effect on its architectural character. A previously approved and installed cantilever deck over the River Medlock has aged and dated since its construction. Modest alterations to this deck to improve its visual appearance would not directly impact the historic fabric of the listed pub and, as such, would not have an adverse effect on its architectural or historic character.

There are a variety of interventions proposed inside the public house. A selection of these alterations reverses previous non-original interventions, some of which it is evident were not consented. The harm caused by the interventions would not be expected to cause significant harm to the architectural or historic character, with further details provided upon request by the applicant. Still further details will be required, by way of full and final details and method statements to ensure that there would not be an adverse effect on the original internal fabric of the listed building, which can be secured by way of condition.

Core Strategy Policies:

- Heritage (EN 3)

Throughout the city, the LPA will encourage development that complements and take advantage of the distinct historic and heritage features of its districts. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset. Paragraph 12.21 states that historic sites should be safeguarded for the future and enhanced for their own heritage merits and as part of wider heritage regeneration proposals. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets.

The proposed external alterations, interventions, and additions to the listed building externally work to enhance the appearance by appropriately cleaning and making good any damaged external materials (tiles) and the degraded cantilever deck.

The internal alterations to the public house have been set out by the applicant in a robust heritage statement, with an appraisal of the issues relating to the heritage asset and acknowledgement that a number of existing interventions are of a lower quality than proposed interventions and additions. The maintenance and refreshing of the public house will ensure that the heritage asset can remain in good use and safeguarded for the future and enhanced for its own heritage merits.

National Planning Policy Framework Policies:

The NPPF sets out the Government's planning policies for England and how these should be applied. Applications should be determined in accordance with the development plan, unless material considerations indicated otherwise. The NPPF is considered a material consideration.

The overarching purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development within the planning system has three objectives, which are interdependent and consist of economic, social and environmental sustainability objectives. So that sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay.

- Decision-making (4)

LPAs should approach decisions on proposed development in a positive and creative way, including by proactively working with applicants to secure sustainable development and engaging in pre-application discussion. In this instance, no pre-application discussion took place. However, the LPA visited the site with the applicant to discuss issues with the submission, including the need for more information and documentation to be provided.

LPAs should consider whether otherwise unacceptable development or proposals that do not have information available/it is not possible to provide until a later date could be made acceptable through appropriate use of planning conditions. Planning conditions shall only be used where they are necessary, relevant, enforceable, precise and reasonable in other aspects. It is considered that a number of appropriate planning

conditions can be added to any approval to secure details of further information, which would make the development proposed acceptable.

- Conserving and enhancing the historic environment (16)

Heritage assets, including listed buildings, are an irreplaceable resource and should be conserved in an appropriate manner, appropriate to their significance.

In determining applications, LPAs require the applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance. The information provided should be detailed enough to understand potential impacts of the proposal. In turn, LPAs should identify and assess the particular importance of heritage assets affected by the proposal.

In determining applications, LPAs are required to take into account the desirability of sustaining and enhancing the significance of the asset and retaining their viable use, ensuring they make a positive contribution to sustainable communities and economic vitality, and the desirability of new development making a positive contribution to local character.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation. The impact a development has on a heritage asset is assessed on a sliding scale, from total loss to less than substantial harm.

In this instance, the proposal is for external alterations that would have a net benefit to the designated heritage asset, consisting of removal of redundant items affixed to the building, the cleaning and repair of materials including tiles and the sensitive rejuvenation of an aged cantilever decked area over the River Medlock. These alterations would not be harmful to the heritage asset and positively contribute to its character and appearance.

It is inevitable that any internal alterations to the listed building have the potential to cause some harm to the heritage asset, through the covering of historic fabric or alteration to the layout or how the building would have been usually used or occupied. In this instance, it is noted that the proposal includes the removal of some redundant and later-addition items within the public house, with replacement of more lightweight or visually appropriate features. In addition, there is some proposal for replacement like for like for some necessary features, such as anti-slip flooring in the kitchen. Though this may not be historic, it is appropriate due to the need to retain the building in its principle and current use. Some of the proposals could be made less harmful, with the provision of appropriate full and final details required as a condition so as to ensure that the applicant carries out the works in a manner conducive to the protection of the designated heritage asset.

Conclusion

The proposed additions, alterations and interventions to the listed building have been appropriately justified within supporting information and plans. Where there is further information required, it is considered that this can be appropriately dealt with by way

of an appropriately-worded full and final details condition. Overall, the scheme would cause net positive impact to the external appearance of the heritage asset, by way of removing redundant features, improving the appearance of the previously approved cantilever deck over the River Medlock, as well as introducing a sensitive lighting scheme to highlight the historic external fabric of the building.

Internal alterations would reverse some harm caused by previous interventions within the public house. Some new additions/alterations would cause some harm. However, this would be less than substantial harm on the whole and is weighed against the public benefit of keeping the longstanding public house in continued use and profitability for the tenant, ensuring its long-term survival and continued maintenance of the Grade II listed building.

In summary, it is considered that listed building consent should be granted as the proposal accords with saved Unitary Development Plan Policy DC19.1, Manchester Core Strategy Policy EN3 and Section 16 of the National Planning Policy Framework, as well as Section 66 of the Planning (Listed Buildings and Conservation Areas) Act.

Notes

The alterations to the signage would require submission of a separate advertising consent application before they can be implemented. The signage has been assessed as acceptable from a heritage point of view but cannot be implemented under this LBC application alone. The applicant is aware of this and intends to submit a separate advertising consent application in due course.

RECOMMENDATION:

That planning permission be granted subject to the following planning conditions:

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:

Below received 11 January 2022:

- Location Plan (21110-OS dated 10/01/22)

Below received 22 March 2022:

- Existing Ground Floor Plan (21110-301 dated 17/03/22)
- Existing First Floor Plan (21110-302 dated 17/03/22)
- Proposed Ground Floor Plan (21110-303 dated 17/03/22)
- Proposed First Floor Plan (21110-304 dated 17/03/22)
- Proposed Bar Plans (21110-305 dated 17/03/22)
- Proposed Bar Details (21110-306 dated 17/03/22)
- Proposed Joinery Details (21110-307 dated 17/03/22)
- Proposed TV Cabinet Details (21110-308 dated 17/03/22)

- Proposed Staircase Details (21110-309 dated 17/03/22)
- Proposed Ground Floor Finishes (21110-310 dated 17/03/22)
- Proposed Ground Floor M&E Plan (21110-311 dated 17/03/22)
- Proposed First Floor M&E Plan (21110-312 dated 17/03/22)
- Proposed Decorating Schedule (21110-313 dated 17/03/22)
- Proposed External Details (21110-314 dated 17/03/22)
- Proposed Door Details (21110-315 dated 17/03/22)
- Document prepared by Ashleigh Signs (Reference 166648 Revision B dated 17/03/22)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policy DC19.1 of the Manchester Unitary Development Plan and policy EN3 of the Manchester Core Strategy.

3. Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details as well as methodology where applicable of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- b) Schedule of proposed flooring including method of attachment to floor and method of removal of any existing floor from original flooring underneath.
- c) Proposed panelling to ground floor, including colour and material details
- d) Proposed repairs and cleaning (including method) of interior and exterior tiling, exterior brickwork following removal of redundant items, internal timber flooring and external timber treatments to external terrace.

Reason: To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of visual amenity of the area within which the site

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, no further plans or information were required. However, further details will be required as part of planning conditions to be applied.