MANCHESTER CITY COUNCIL
Planning
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planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	194
Suffix	
Property name	Royal London House
Address line 1	Deansgate
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M3 3NE

Description of site location must be completed if postcode is not known:

Easting (x)	383526
Northing (y)	398016

Description

2. Applicant Details

Title	
First name	
Surname	ASE RE A LLP and Federal Cafe Ltd
Company name	ASE RE A LLP and Federal Cafe Ltd
Address line 1	c/o agent
Address line 2	
Address line 3	
Town/city	

2. Applicant Details

Country	
Postcode	
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

3. Agent Details

Title	Miss
First name	Hannah
Surname	Payne
Company name	Indigo Planning
Address line 1	Indigo Planning
Address line 2	Eighth Floor St James Tower
Address line 3	7 Charlotte Street
Town/city	MANCHESTER
Country	
Postcode	M1 4DZ
Primary number	[redacted]
Secondary number	
Fax number	
Email	[redacted]

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Change of use from takeaway (Use Class A5) to cafe (Use Class A3), internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equipment.

Has the development or work already been started without planning permission? ( ) Yes (•) No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ( ) Don't know
- ( ) Grade I
- ( ) Grade II*
- (•) Grade II

5. Listed Building Grading

Is it an ecclesiastical building? ○ Don't know ○ Yes ◉ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ◉ Yes ○ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building ○ Yes ◉ No

b) Demolition of a building within the curtilage of the listed building ○ Yes ◉ No

c) Demolition of a part of the listed building ◉ Yes ○ No

If the answer to c) is Yes

What is the total volume of the listed building? 262.24

Cubic metres

What is the volume of the part to be demolished? 1.76

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month 1

Year 1980

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

See Planning and Heritage Statement, Design and Access Statement and Schedule of Works for detail.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

See Planning and Heritage Statement, Design and Access Statement and Schedule of Works for detail.

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ○ Yes ◉ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building? ◉ Yes ○ No

If Yes, do the proposed works include

a) works to the interior of the building? ◉ Yes ○ No

b) works to the exterior of the building? ◉ Yes ○ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ◉ Yes ○ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ◉ Yes ○ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

See Planning and Heritage Statement, Design and Access Statement, Schedule of Works and accompanying plans for details.

9. Materials

Does the proposed development require any materials to be used in the build? (•) Yes ( ) No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'add' and filling in all the entries in the popup box

External Walls	
Please provide a description of existing materials and finishes:	See accompanying plans
Please provide a description of proposed materials and finishes:	See accompanying plans

Are you supplying additional information on submitted plan(s)/design and access statement: (•) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement;
Landlord Repair Works Photographic Schedule;
Schedule of Works, Materials Schedule;
Location Plan (Dwg ref: L(-1)000);
Ground Floor as Existing (Dwg ref: L(-2)000);
Ground Floor as Proposed (Dwg ref: L(-2)001);
Ground Floor Alterations (Dwg ref: L(-2)002);
Landlord Repair Works diagram (Dwg ref: L(-2)003);
Section AA, BB as Existing (Dwg ref: L(-3)000);
Section CC, DD as Existing (Dwg ref: L(-3)001);
Section AA, BB as Proposed (Dwg ref: L(-3)010);
Section CC, DD as Proposed (Dwg ref: L(-3)011);
Shop front Section as Existing and Proposed (Dwg ref: L(-3)020);
Elevations as Existing and Proposed (Dwg ref: L(-4)001);
RCP as Existing and Proposed (Dwg ref: L(35)001);
Electrical RCP Proposed (Dwg ref: L(35)002);
Ground Floor Finishes as Proposed (Dwg ref: L(43)001); and
Glazed Fire Door (Dwg ref: L(73)001).

10. Site Area

What is the measurement of the site area? (numeric characters only). 67.8

Unit sq.metres

11. Existing Use

Please describe the current use of the site

Takeaway (Use Class A5)

Is the site currently vacant? (•) Yes ( ) No

If Yes, please describe the last use of the site

Topkapi Takeaway

When did this use end (if known)? DD/MM/YYYY 01/09/2017

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ( ) Yes (•) No

Land where contamination is suspected for all or part of the site ( ) Yes (•) No

A proposed use that would be particularly vulnerable to the presence of contamination ( ) Yes (•) No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ( ) Yes (•) No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered pedestrian access proposed to or from the public highway? ◉ Yes ○ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See accompanying plans.

13. Vehicle Parking

Is vehicle parking relevant to this proposal? ○ Yes ◉ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☑ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☑ Main sewer
- ☐ Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species (see guidance note):

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

b) Designated sites, important habitats or other biodiversity features (see guidance note):

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

c) Features of geological conservation importance (see guidance note):

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

See Design and Access Statement.

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

See Design and Access Statement.

19. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A5 - Hot food takeaways	67.8	67.8	0	-67.8
A3 - Restaurants and cafes	0	0	67.8	67.8
Total	67.8	67.8	67.8	0

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

21. Employment

Will the proposed development require the employment of any staff? (●) Yes ( ) No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees			14

22. Hours of Opening

Are Hours of Opening relevant to this proposal? (●) Yes ( ) No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A3 - Restaurants and cafes	Start Time: 07:00 End Time: 02:00	Start Time: 07:00 End Time: 02:00	Start Time: 08:00 End Time: 17:00	

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ( ) Yes (●) No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ( ) Yes (●) No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ( ) Yes (●) No

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ( ) Yes (●) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- (●) The agent
- ( ) The applicant
- ( ) Other person

27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (●) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

27. Pre-application Advice

Title	Mr
First name	Anthony
Surname	Mitchell
Reference	

Date (Must be pre-application submission)

19/04/2018

Details of the pre-application advice received

A pre-application meeting took place on 19 April 2018 attended by Anthony Mitchell and Paul Mason (Conservation Officer) from Manchester City Council and Indigo Planning, the Applicant and the applicant's architect where the proposal was initially discussed at the outset of the project. Overall, the principle of the proposed works was confirmed to be acceptable given the nature of the building and that much of the original fabric has not been retained.

28. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate B Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	ASE A RE LLP
Number	
Suffix	
House Name	c/o CEG
Address line 1	Number 1, Great Exhibition Way
Address line 2	Kirkstall Forge
Town/city	Leeds
Postcode	LS5 3BF
Date notice served (DD/MM/YYYY)	14/08/2018

Person role

○ The applicant
◉ The agent

Title	Miss
First name	Hannah

29. Ownership Certificates and Agricultural Land Declaration

Surname	Payne
Declaration date	13/08/2018

☑ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	13/08/0218