MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143301/LO/2025
Date registered valid:	25 June 2025
Proposal:	Listed building consent for internal alterations works to facilitate coffee shop.
Address:	63 Deansgate, Manchester, M3 2BW
Ward(s):	Deansgate Ward
Applicant:	Mr Michael Rawlinson Oxpot (Deansgate) Ltd
Agent (if any):	Mr Sam Tucker Tucker Design
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19/08/2025**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 25/07/2025

Standard consultations:
Printed: 4 July 2025 Expired: 25 July 2025

Neighbour notifications
Printed: 4 July 2025 Expired: 25 July 2025

Site notice
Posted: 08 July 2025 Expired: 29 July 2025

Press advert
Published: 8 July 2025 Expired: 29 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a unit within the Grade II* Listed Barton Arcade Building located along Deansgate. The arcade was constructed in c.1871 as part of the Barton's Building, intersecting the block east to west in an L-shape. Where it fronts Deansgate, it is four storeys with an attic level, has a long 9-bay facade with the ground and 1st floors treated as a single architectural storey. The bays are divided by narrow piers with foliated capitals, the 3rd and 7th bays being full-height entrances with pendent semi-circular arches of cast-iron open-work and the other bays having C20 shop-fronts at ground floor. Internally, the arcade is an example of Victorian shop-and-office arcading, 4-storeyed and with balconies on 2 levels curved round at the corners and intersections. It is furnished with bracketed ornamental cast-iron balustrades and mahogany handrails; vaulted glazed roof raised to domes over the north and south ends of the axial arcade.

The unit subject to this application fronts Deansgate, occupying the ground and first floors. Internally the units are relatively plain, with some cornicing and staircases remaining and thereby having lower significance.

Listed building: Grade II*

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The Listed Building, along with a number of other listed buildings and non-designated heritage assets in the vicinity, form a heritage corridor along Deansgate where the St Anns Square and Parsonage Gardens Conservation Areas abut.

Description of Development

Listed Building Consent is sought for internal alterations works to facilitate the fit out of the unit as a coffee shop use.

At the ground floor, the scope of the works includes the removal the existing freestanding mid floor and perimeter retail units and cabinets, with walls and floors made good. The existing c2017 ceiling raft with integrated lighting would also be removed. The plans do however include the retention of services such as lighting and air conditioning at ceiling level. A DDA WC would be added to provide the unit with accessible toilet facilities. New fittings would be added including seating, a coffee counter and food preparation area. The existing staircase, balustrade and engineered timber herringbone floor are to be retained, with the floor to be lightly sanded and refurbished.

At the first floor, the existing partition wall, glass wall and door system added in C. 2017 are to be removed with a bulkhead retained. The existing glass panel between chimney breast and central structural wall would also be removed, re-establishing the opening. The existing ceiling rafts, integrated services, staircase, balustrade and kitchenette are also to be retained. The floors would also be lightly sanded, and the existing window high table is to be retained with new over wrap detail.

The existing distressed timber window plinths are to be retained with upholstery for seating. An upholstered bar would also be installed across the window to serve as a backrest.

Consultations & Notification Responses

Publicity:
The application was advertised as affecting a listed building and a conservation area in the local press and a site notice was displayed adjacent to the site. Occupiers of neighbouring properties were also notified. No representations have been received.

Historic England:
No comments received.

Policy Context

In considering and determining this application the local planning authority shall exercise its powers under the Listed Buildings and Conservation Areas Act 1990 in the interests of preservation and enhancement of the Listed Building, its setting taking into account the provisions of the Development Plan and the NPPF, so far as they are material, and any other relevant factors. The following policies are considered relevant to this application:

The Adopted Core Strategy for the City of Manchester

- CC9 – Design and Heritage
- DM1 – Development Management
- EN3 – Heritage
- SP1 – Spatial Principles

The Unitary Development Plan for the City of Manchester

- DC19 – Listed Buildings

Places for Everyone

- JP-P1 – Sustainable Places
- JP-P2 – Heritage

- JP-S1 – Sustainable Development

NPPF
- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990
- Sections 16 and 66

Issues

Impact upon the Heritage Asset

Barton Arcade is a visually impressive Grade II* listed building dating from c1871. The building's significance is derived from its visually ornate façades, with the unit having prominent ground and first floor storeys integrated as a single architectural storey and large expanses of glazing amidst cast iron.

Internally the unit has been altered over time, with various tenant fit-outs implemented. Previous interventions include the raft ceilings at ground and first floor, glass partitions and doors and a fixed high table spanning the length of the Deansgate-facing first floor window.

Remaining historic fabric consists of some cornicing and staircases. The unit lies vacant and the proposed works would facilitate its use as a coffee shop, with the benefit of putting the unit to viable use.

At the ground floor, the removal and remediation of the existing retail units, sanding of the timber floors and new seating and counters are considered to have a neutral impact on the significance of the listed building, subject to there being no affixing to the unit's walls. Where there may be touch up paint to the ceiling, walls, coving and skirtings the design and access statement notes that a suitable vapour permeable paint will be used to mitigate harm from moisture trapping and interstitial condensation. Any approval will include a compliance condition to secure this.

The removal of the non-original raft ceiling has potential to enhance the appreciation of the ground floor's full ceiling height and volume. However, it is noted that while the design and access statement notes that the ceiling will be made good, the servicing within the raft ceiling is intended to be retained, potentially causing harm with this infrastructure exposed. A pre-commencement condition will control the detailing of this and any harm. Similarly, a pre-commencement condition requiring final details on the proposed suspended ceiling lighting fixture is required.

At ground floor a new DDA WC would form a new structure within the unit. Any potential harm is somewhat mitigated with the maximum overall height limited to 2.6m, maintaining views towards the coving and newly uncovered ceiling and the expression of volume within the space. The insertion of this structure would also be reversible. Given the above, this element would cause some minor harm. A condition attached to any approval would require submission of details of new pipework and penetrations from the WC to the basement to mitigate the overall harm from this insertion.

Where the set of glass doors would be removed, a bulkhead would be formed to retain the existing coving and avoid impacting fabric at this level. The alterations to the ceiling raft lighting would make good on any apertures. Overall, at first floor these works would have a neutral impact.

Where the upholstered backrest would span the width of the window, harm is mitigated through upholstery on the window-facing side. Additionally, the proposed seating would avoid a solid continuous mass spanning views into the unit from along Deansgate

Overall, it is considered the works would result in less than substantial harm. The harm would be mitigated by agreement of details through conditions, and it is also recognised that there is no internal elevator to the first floor and there would be public benefit in having accessible facilities to the ground floor. Ultimately the works would allow occupancy of a vacant unit which would also deliver economic benefit.

Conclusion

In consideration of the above, the proposed works deliver benefit which outweigh any harm and the building would be preservation through minimal fit out and impacts, allowing it to be put to viable use.

Subject to conditions, the proposal would therefore meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990. It would accord with policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy (2012), saved UDP Policy DC19 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2 and the National Planning Policy Framework.

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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. **Listed Building Consent Time Limit**
   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. **Approved Drawings**
   The development hereby approved shall be carried out in accordance with the location plan submitted 25/06/2025 and the following drawings and documents received 18/08/2025:

   1435.100.09 Revision A
   1435.100.10 Revision A
   1435.100.11 Revision A
   1435.100.12 Revision A
   1435.100.13 Revision A
   1435.100.14 Revision A
   1435.100.15 Revision B

   Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies SP 1, EN3, CC9, CC10 and DM 1 and saved Unitary Development Plan policies DC18 and DC19.1.

3. **Detail of Servicing.**
   Notwithstanding the details as set out in condition 2 above, prior to the removal of the ground floor raft ceiling the following should be submitted:

   (a) drawings including relevant sections and internal elevations detailing of the making good;
   (b) drawings including relevant sections and internal elevations detailing the retained servicing infrastructure including lighting, air conditioning and sprinkler systems, as well as any containment

   shall be submitted for approval in writing by the City Council, as Local Planning Authority.

   Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character

and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4. **Detail of DDA WC Pipework.**
   Notwithstanding the details as set out in condition 2 above, prior to the installation of the ground floor DDA WC, drawings including relevant sections and floor plans detailing the associated pipework shall be submitted for approval in writing by the City Council, as Local Planning Authority.

   Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5. **Paintwork**
   Any paintwork shall be carried out in accordance with the submitted Design and Access Statement received 04/07/2025 whereby paint to the ceiling, walls, coving and skirtings will be a suitable vapour permeable paint to mitigate harm from moisture trapping and interstitial condensation.

   Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6. **Detail of internal signage.**
   Notwithstanding the details as set out in condition 2 above, prior to the installation of the internal signage affixed to the ground floor elevation, details including relevant sections and materials shall be submitted for approval in writing by the City Council, as Local Planning Authority.

   Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7. **Details of first floor seating**

   Notwithstanding the details as set out in condition 2 above, prior to the installation of the first floor seating and backrest at the retained timber window plinths, details of fabric and upholstery shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy 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)

Third Floor Suite 305, International House, 82 - 86 Deansgate, Manchester, M3 2ER
56 Barton Arcade, Manchester, M3 2BJ
44 Barton Arcade, Manchester, M3 2BJ
67 Deansgate, Manchester, M3 2BW
Rush Hair And Beauty, 69 Deansgate, Manchester, M3 2BW
Basement, Barton Arcade, Manchester, M3 2BJ
32 Barton Arcade, Manchester, M3 2BH
Fifth Floor Suite 503B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 103, International House, 82 - 86 Deansgate, Manchester, M3 2ER
82 Deansgate, Manchester, M3 2ER
First Floor Suite 102, International House, 82 - 86 Deansgate, Manchester, M3 2ER
40 Barton Arcade, Manchester, M3 2BH
25 Barton Arcade, Manchester, M3 2BB
55 Barton Arcade, Manchester, M3 2BJ
78 Deansgate, Manchester, M3 2FW
76 Deansgate, Manchester, M3 2FW
Flat 1, Fourth Floor, Barton Arcade, Manchester, M3 2BJ
60 Barton Arcade, Manchester, M3 2BJ
80 Barton Arcade, Manchester, M3 2BJ
65 Barton Arcade, Manchester, M3 2BJ
19 - 20 Barton Arcade, Manchester, M3 2BB
Barton Cosmetic Dentistry Centre, 28 - 31 Barton Arcade, Manchester, M3 2BH
First Floor Suite 105, International House, 82 - 86 Deansgate, Manchester, M3 2ER
International House, 82 - 84 Deansgate, Manchester, M3 4HF
Third Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
13 - 16 Barton Arcade, Manchester, M3 2BB
12 Barton Arcade, Manchester, M3 2BB
22 Barton Arcade, Manchester, M3 2BB
17B Barton Arcade, Manchester, M3 2BB
67 Barton Arcade, Manchester, M3 2BJ
2 Barton Arcade, Manchester, M3 2BB
54 Barton Arcade, Manchester, M3 2BH
Third Floor Suite 303, International House, 82 - 86 Deansgate, Manchester, M3 2ER
90 Barton Arcade, Manchester, M3 2BJ
Be At One Cocktail Bar, 13 Barton Arcade, Manchester, M3 2BB
17C Barton Arcade, Manchester, M3 2BB
41 Barton Arcade, Manchester, M3 2BJ
38 Barton Arcade, Manchester, M3 2BH
59 Barton Arcade, Manchester, M3 2BJ
Basement, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
Fourth Floor, 86 Deansgate, Manchester, M3 2ER
International House, 82 - 86 Deansgate, Manchester, M3 2ER
84B Deansgate, Manchester, M3 2ER
First Floor Suite 104, International House, 82 - 86 Deansgate, Manchester, M3 2ER
80 Deansgate, Manchester, M3 2ER
45 - 47 Barton Arcade, Manchester, M3 2BH
34 - 35 Barton Arcade, Manchester, M3 2BH
45 Barton Arcade, Manchester, M3 2BH
39 Barton Arcade, Manchester, M3 2BH

43 Barton Arcade, Manchester, M3 2BJ
86 Deansgate, Manchester, M3 2ER
Third Floor, 86 Deansgate, Manchester, M3 2ER
17A Barton Arcade, Manchester, M3 2BB
33 Barton Arcade, Manchester, M3 2BH
First Floor, 76 Deansgate, Manchester, M3 2FW
36 Barton Arcade, Manchester, M3 2BH
69 - 70 Barton Arcade, Manchester, M3 2BJ
68 Barton Arcade, Manchester, M3 2BJ
58 Barton Arcade, Manchester, M3 2BJ
Third Floor Suite 304, International House, 82 - 86 Deansgate, Manchester, M3 2ER
HELP YOUR CLAIM LTD, Second Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
19A Barton Arcade, Manchester, M3 2BB
66 Barton Arcade, Manchester, M3 2BJ
26 - 27 Barton Arcade, Manchester, M3 2BB
Ground Floor, 76 Deansgate, Manchester, M3 2FW
65 Deansgate, Manchester, M3 2BW
13D Barton Arcade, Manchester, M3 2BB
47A Barton Arcade, Manchester, M3 2BJ
11 Barton Arcade, Manchester, M3 2BB
57 Barton Arcade, Manchester, M3 2BJ
Fourth Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 103B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
CHEETHAM & MORTIMER SURVEYORS, First Floor Suite 101, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Fifth Floor Suite 502, International House, 82 - 86 Deansgate, Manchester, M3 2ER
17D Barton Arcade, Manchester, M3 2BB
17 Barton Arcade, Manchester, M3 2BB
37 Barton Arcade, Manchester, M3 2BH
Basement And Ground Floor, 76 Deansgate, Manchester, M3 2FW
61 Deansgate, Manchester, M3 2BW
64 Barton Arcade, Manchester, M3 2BJ
18 Barton Arcade, Manchester, M3 2BB

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 - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL