

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141587/FO/2024 and 141588/LO/2024

Date registered valid: 4 March 2025

Proposal: Reconfiguration of stairs, formation of kitchen access hatch, relocation of ground and lower ground floor bars and external alterations.

Address: Onwards Building, 209 Deansgate, Manchester, M3 3NW

Ward(s): Deansgate Ward

Applicant: Mr Finnbarr Whelan Tapeo Food and Wine Ltd.

Agent (if any): Mr Mark Clifford Paul Butler Associates

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 April 2025

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other

Date of site visit: 7 February 2025

Standard consultations:

Printed: 4 March 2025 Expired: 25 March 2025

Neighbour notifications

Printed: 4 March 2025 Expired: 25 March 2025

Site notice

Posted: 31 January 2025 Expired: 21 February 2025

Posted: 5 March 2025 Expired: 26 March 2025

Press advert

Published: 21 January 2025 Expired: 11 February 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

This application relates to a four-storey building named Onward House that is located at 209 Deansgate. It is a grade II listed building constructed in 1903 with red brick and terracotta dressings. The building fronts Deansgate and has elevations on Bootle Street and an internal courtyard. The site is in the Deansgate Conservation Area.

Surrounding listed buildings include: the four-storey Grade II County Courthouse (184-186 Deansgate); the Grade I John Rylands Library; and the Grade II Listed Elliot House.

The building is located in a prominent location on Deansgate and close to Spinningfields. Uses in the immediate area include offices, shops, bars, takeaway and restaurants and a library and the Great Northern shopping and entertainment complex.

Deansgate is a large important gateway route through the City Centre.

The application relates to the ground floor and basement unit which is currently vacant and has a corner arched entrance with large segmental arched ground floor windows.

Description of development

Planning permission is sought for the creation of new access hatch through an area of the pavement that used to contain pavement lights on Bootle Street and the installation of stall risers tiles to ground floor shopfront.

Listed building consent is sought for:

- The creation of new cellar access hatch through an area of the pavement that used to contain pavement lights on Bootle Street
- The installation of stall risers tiles to ground floor shopfront.
- The replacement non-original concrete stair to basement with new timber stair in new position.
- The relocation of the bar
- The installation of a new separate toilet to rear of ground floor
- The removal of the non-original dumb waiter.
- Internal redecoration and repair
- Installation of a new basement bar counter.

Consultations & Notification Responses

Publicity -

141587/FO/2024 - The application was advertised in the local press as affecting the setting of a listed building and affecting the setting of a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - No responses were received.

141588/LO/2024 - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - No responses were received.

Environmental Health - Advised that a Construction Management Plan should be required to be submitted by condition and that a condition would be required to require lighting from illuminated signage shall be designed and installed so as to control glare and overspill onto nearby properties.

Highway Services - Requested that operational measures are implemented and required to be implemented by condition.

Historic England - Advised that Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

Suggest that LPA seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any 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.

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including

those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Sections 16 and 66 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 210 states that in determining planning applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

The proposed alterations are acceptable.

The installation of the cellar access hatch originally required the removal of pavement lights, but the revised location further down Booth Street would not result in loss of pavement lights and relates to areas of lower significance. The area of the cellar affected contains featureless back of house areas and the area next to the pavement that has been chosen previously contained pavement lights and would not affect remaining original fabric and as such would conserve the listed building.

The installation of terracotta tiles to the stall risers would match the treatment of existing adjacent stall risers and would be sympathetic to the architectural style of the building.

The existing modern concrete staircase blocks views and limits access into the rear of the unit and its removal would have an overall visual benefit that would be beneficial to heritage significance. The installation of a new stair would closely align with the historic position of the historic stair that linked the floors. It would also be a timber stair and would be a reversible structure and the details of this are considered to be sympathetic with the character of the building.

Repositioning of the bar structures to ground and lower ground floors, alterations to toilet facilities on the ground floor and removal of dumb waiter would affect modern partitions and fittings having a neutral impact.

Conditions will be attached to the decision to require a sample tile and a sample of the hatch and associated materials to be agreed along with details of internal finishes.

Given the above it is considered that the works would not cause harm and would conserve the heritage asset and are consistent with paragraphs 210 and 215 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Highway Safety -

The cellar servicing access hatch would not be located on the adopted highway and the City Council's Highway Services have confirmed that there are no highway concerns in terms of safety or capacity that are considered likely to arise.

The limitations that they have advised will be required will be applied to the decision as a condition.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Residential Amenity –

The construction management Plan will not be required as the works requiring full planning permission are minimal. The signage condition will also not be required as signage will form part of separate applications.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

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 policies 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: 141587/FO/2024 - Approve
141588/LO/2024 - Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

141587/FO/2024 - Condition(s) to be attached to decision for approval

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 91 of the Town and Country Planning Act 1990.

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

The site location received by the City Council as local planning authority on 4 March 2025

The drawings referenced:

BD 24183 08-01 Rev C

received by the City Council as local planning authority on 25 November 2024

BD 24183 03-02 Rev -
BD 24183 10-02 Rev A

received by the City Council as local planning authority on 20 December 2024

BD 24183 02-01 Rev H

BD 24183 03-01 Rev E

BD 24183 04-01 Rev B

received by the City Council as local planning authority on 21 February 2025

BD 24183 09-02 Rev H

received by the City Council as local planning authority on 24 February 2025

The Architectural Method Statement prepared by Blenheim Design received by the City Council as local planning authority on 20 December 2024

The floor access hatch M TP drawing received by the City Council as local planning authority on 20 December 2024

The floor access hatch metal cover specification received by the City Council as local planning authority on 20 December 2024

The Operating Statement for the Cellar Hatch received by the City Council as local planning authority on 20 December 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Notwithstanding the details submitted with the application, prior to the commencement of any external works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Samples and specifications of the terracotta tiles and cellar access hatch and associated materials.

The approved materials shall be used in the construction of the development hereby approved.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

4) A Servicing Management Strategy shall be provided for the use of the cellar access hatch prior to the installation of the cellar servicing hatch. This strategy shall include measures to reduce disturbance to surrounding occupiers and measures to minimise any effects on traffic. The hatch shall be used only in accordance with the approved strategy for the duration of the use of the hatch.

Reason - To ensure an acceptable development in the interests of ensuring highway safety pursuant to policies DM1 and SP1 of the Core Strategy.

5) The use of the cellar servicing hatch shall comply with the Operating Statement for the Cellar Servicing Hatch received by the City Council as local planning authority on 20 December 2024 including the following advice for the duration of its use:

- This shall be used a maximum of 5 times a week between 07:00 - 19:00 only.
- Two people shall be present at times when the hatch is opened until it is closed.

- Temporary barriers will be in place when hatch is in operation.

Reason - To ensure an acceptable development in the interests of ensuring highway safety pursuant to policies DM1 and SP1 of the Core Strategy.

6) Should the cellar access hatch hereby approved no longer be required it shall be removed from the pavement only in accordance with a method statement for the making good of the pavement and the building fabric affected, which shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the removal. The approved works shall be completed within 3 months of the date of removal.

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 in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

App 141588/LO/2024 - Condition(s) to be attached to decision for approval

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:

The site location received by the City Council as local planning authority on 4 March 2025

The drawings referenced:

BD 24183 08-01 Rev C

received by the City Council as local planning authority on 25 November 2024

BD 24183 03-02 Rev -
BD 24183 10-02 Rev A

received by the City Council as local planning authority on 20 December 2024

BD 24183 02-01 Rev H
BD 24183 03-01 Rev E
BD 24183 04-01 Rev B

received by the City Council as local planning authority on 21 February 2025

BD 24183 09-02 Rev H

received by the City Council as local planning authority on 24 February 2025

The Architectural Method Statement prepared by Blenheim Design received by the City Council as local planning authority on 20 December 2024

The floor access hatch M TP drawing received by the City Council as local planning authority on 20 December 2024

The floor access hatch metal cover specification received by the City Council as local planning authority on 20 December 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Notwithstanding the details submitted with the application, prior to the commencement of any external works samples and specifications of the terracotta tiles to be installed on the stall risers and a method for their installation shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved tiles shall be installed in accordance with the approved sample and method prior to the completion of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

4) Full and final details of the finishes of walls, columns, ceilings, new doors of the ground floor and the existing basement metal door, metalwork and fireplace shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of any redecoration within the site. The approved details shall be implemented fully in accordance with the approved information and shall be completed prior to the completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

2) As the hatch is adjacent the adopted highway the applicant shall engage with MCCs Events & Network Management Team.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Highway Services
Environmental Health

Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
South Central, 11 Peter Street, Manchester, M2 5QR
Third Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Fourth Floor, South Central, 11 Peter Street, Manchester, M2 5QR
First Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Store Rear Of 192, Deansgate, Manchester, M3 3ND
Sub Basement, 201 Deansgate, Manchester, M3 3NW
Basement, 201 Deansgate, Manchester, M3 3NW
First Floor, 201 Deansgate, Manchester, M3 3NW
Ground Floor, 201 Deansgate, Manchester, M3 3NW
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
2 Bootle Street, Manchester, M2 5GU
Third Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Second Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Onward Buildings, 207 Deansgate, Manchester, M3 3NW
207 Dental Care, First Floor 207 Dental Care, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Second Floor, South Central, 11 Peter Street, Manchester, M2 5QR
London House, 193 Deansgate, Manchester, M3 3NE
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Third Floor, 201 Deansgate, Manchester, M3 3NW
Royal London House, 196 Deansgate, Manchester, M3 3WF
201 Deansgate, Manchester, M3 3DN
3 Peter Street, Manchester, M2 5QR
AIG EUROPE LIMITED, Fourth Floor, 201 Deansgate, Manchester, M3 3NW
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Dirty Martini, 1 Peter Street, Manchester, M2 5QR
194 Deansgate, Manchester, M3 3ND
11 - 13 Bootle Street, Manchester, M2 5GU
200 - 204 Deansgate, Manchester, M3 3NN
Ground Floor, South Central, 11 Peter Street, Manchester, M2 5QR
205 Deansgate, Manchester, M3 3NW
198 Deansgate, Manchester, M3 3NE
Fifth Floor, 201 Deansgate, Manchester, M3 3SL
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
207 Dental Care, First Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
188 - 192 Deansgate, Manchester, M3 3ND

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 - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRAL