Planning

Growth & Development

Delegated officer report for planning application

Application no.	142414/LO/2025
Date registered valid:	25 March 2025
Proposal:	Listed Building Consent for restaurant fit out with internal and external alterations, including installation of extract, louvres and dumbwaiter.
Address:	265 - 267 Deansgate, Manchester, M3 4EW
Ward(s):	Deansgate Ward
Applicant:	Mr Jimmy Ly Doux Chaton
Agent (if any):	Miss Helen Ewart M1NT studio
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 19 May 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 9 April 2025

Standard consultations:
Printed: 9 April 2025 Expired: 2 May 2025

Neighbour notifications
Printed: 9 April 2025 Expired: 2 May 2025

Site notice
Posted: 9 April 2025 Expired: 9 April 2025

Press advert
Published: 15 April 2025 Expired: 6 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The significance of the listed building is derived from its association with the Great Northern Railway goods exchange station and the architectural interest of the Victorian terrace which is considered to be the longest in Europe.

The terrace has front elevations in red brick with sandstone dressings in horizontal bandings giving a strong vertical emphasis. The regular rhythm of sash windows to upper floors and consistent timber shopfronts contribute to its architectural significance and group value. Shopfronts are painted timber with timber fascia signs.

Description of development

Listed Building Consent is sought for a restaurant fit out with internal and external alterations including the installation of extraction, louvres and a dumbwaiter.

To the rear elevation it is also proposed to relocate an existing condensing unit.

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Relevant History

142413/FO/2025 – External alterations including the installation of louvres. Decision - under consideration alongside this application.

141058/LO/2024 - Listed Building Consent for restaurant fit out with internal and external alterations, including installation of signage. Approved 8 January 2025.

141057/AO/2024 - Installation of 2no. externally illuminated fascia signs, 1no. non-illuminated projecting sign, 1no. flag pole sign, 2no. branded awnings. Approved 8 January 2025.

Policy

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 CC9 – Design and Heritage
• Policy CC10 - A Place for Everyone
• Policy EN1 – Design Principles and Strategic Character Areas
• Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

• Policy DC19 – Listed Buildings

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-P1 - Sustainable Places
• Policy JP-P2 – Heritage National

Planning Policy Framework (NPPF)

• Chapter 6 – Building a strong, competitive economy
• Chapter 7 – Ensuring the vitality of town centres
• Chapter 12 – Achieving well-designed places
• Chapter 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Impacts of the listed building

Background

The proposed signage was considered and consented under advertisement application 141057/AO/2024. Additionally, Listed Building Consent 141058/LO/2024 dealt with the majority of the internal restaurant fit out and all external alterations to the shopfront. These applications were approved on 8 January 2025 earlier this year.

Internal works of the current application

The interior is considered to have predominantly modern finishes through previous fit outs. Previous Listed Building Consent 141058/LO/2024 was approved in January 2024 for an internal fit out including the creation of a accessibility WC, general decoration and replacement of a section of non-original flooring to tiles. These changes were acceptable as they were considered to reflect the existing and proposed modern finishes throughout.

The proposal includes the installation of an internal dumbwaiter to the rear corner of the basement and ground floor of unit 265. The Heritage Statement outlies it will be located where there was a former staircase previously installed in 2014. To install the dumbwaiter, it would therefore only impact on non-original flooring and consist of modest interventions that would have neutral harm to the significance of the listed building.

External works of the current application

To the rear it is proposed to reposition an existing condensing unit externally and install 2no. louvres. An extract duct within the kitchen area will be sited internally and concealed by new plasterboard partition which would link to the external rear louvres. The proposed extraction system would be concealed from internal view and would be a reversible alteration.

The external rear elevation is considered to have low significance having been relatively altered and faces onto a rear multi-storey car park and ramp. Other units have air conditioning units and forms of extraction to the rear of the listed terrace. The proposed louvres and repositioning of the condensing unit would have limited visual impact on the listed building.

It is noted this arrangement would be an improvement from previous submission which included bulky external extract. The scheme has therefore minimised any clutter to the rear elevation and addresses comments made on earlier scheme. However, the works would result in new penetrations to historic fabric and therefore would result in a low level of less than substantial harm.

Heritage assessment

The internal works are reversible additions and would have a negligible impact on significance of the building. There is a low level of less than substantial harm siting and works to install the new louvres and relocation of condenser unit.

In accordance with requirements of paragraph 215 of the NPPF, where less than substantial harm occurs this must be set against the public benefits of the scheme.

The site will be occupied by a restaurant and extraction is required to accommodate this use. It is considered the proposal would enable the reuse of a vacant heritage asset. This would be a public benefit and the works are therefore supported.

In the interest of minimising any visual impact on the listed building, it is recommended prior to the installation of a louvre, samples are submitted for review and approval.

In light of the above assessment, this application is considered to be acceptable, as the low level of less than substantial harm is outweigh by public benefits, in accordance with paragraph 215 of the NPPF. The proposal is acceptable and complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC19, Places for Everyone Plan policy JP-P2 and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 based on seeking solutions to problems arising in relation to dealing with the application.

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:

   - Floor Plans: 202393_M1NT_XX_ZZ_A_DR_1002 P6
   - General Arrangement Plans: 202393_M1NT_XX_ZZ_A_DR_1003 P5
   - Reflected Ceiling Plans: 202393_M1NT_XX_ZZ_A_DR_1004 P3
   - Floor Finishes: 202393_M1NT_XX_ZZ_A_DR_1005 P4
   - Wall Finishes: 202393_M1NT_XX_ZZ_A_DR_1006 P4
   - Basement Floor Internal Elevations: 202393_M1NT_XX_ZZ_A_DR_1007 P2
   - Ground Floor Elevations: 202393_M1NT_XX_ZZ_A_DR_1007 P3
   - Power Layout Plans: 202393_M1NT_XX_ZZ_A_DR_1011 P3

- Drainage Layout Plan: 57-(52)-J00043-C1 P1
- Basement Services Layout: 9140-1 D
- Proposed Extraction System: 9140-2 B
- Electrical Dumbwaiter Drawing: ADV50-2-S-CS-1PH/1B B
- Proposed Rear Elevation and Section: 202393_M1NT_XX_ZZ_A_DR_0006 P3
- Design and Access Statement: 202393_M1NT_XX_PS_A_0001(P3)
- Method Statement: 202393_M1NT_XX_PS_0102(P3)
- Heritage Statement: 202393(P4)

All stamped as received by the City Council, as Local Planning Authority on 13 March 2025

- Proposed Sections: 202393_M1NT_XX_ZZ_A_DR_1014 P2

All stamped as received by the City Council, as Local Planning Authority on 25 March 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) Prior to the installation of the louvres to the rear elevation hereby approved and as shown on Drawing No. 202393_M1NT_XX_ZZ_A_DR_0006 Rev P3, samples/materials shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be implemented as part 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 SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Unit 5, The Great Northern, 253 Deansgate, Manchester, M3 4EN
261 - 263 Deansgate, Manchester, M3 4EW
Alex's Bakery, Second Floor Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Units K To M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit K, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Units I To J, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Units D To E, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit F, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit O, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Units 17 To 20, Great Northern, Deansgate, Manchester, M3 4ED
Relish, Great Northern, Deansgate, Manchester, M3 4EJ
273 Deansgate, Manchester, M3 4EW
269 - 271 Deansgate, Manchester, M3 4EW
Unit 2 Cinema, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit 1 Gymnasium, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Suite C, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite B, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit L, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit H, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit G, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite A, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Sovereign House, 298 Deansgate, Manchester, M3 4HH

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL