

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141909/LO/2025

Date registered valid: 15 January 2025

Proposal: Listed Building Consent for internal alterations to remove stairs within the Deansgate Terrace.

Address: 237-239, 241, 243, 247, 249, 283 Deansgate, Manchester, M3 4EN

Ward(s): Deansgate Ward

Applicant: GNW Developments Limited

Agent (if any): Mr Michael Percival Deloitte LLP

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 March 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 29 January 2025

Standard consultations:

Printed: 22 January 2025 Expired: 12 February 2025

Neighbour notifications

Printed: 22 January 2025 Expired: 12 February 2025

Site notice

Posted: 29 January 2025 Expired: 19 February 2025

Press advert

Published: 28 January 2025 Expired: 18 February 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

Description of area

Deansgate terrace is one of the longest listed buildings forming a unique continuous range of shops. It is constructed of red brick and poured concrete floors with linear stone bandings to the exterior. Shopfronts to the ground floor are made of metal and glass.

The terrace was refurbished in 2000, and the shop units were stripped back. The staircases vary in appearance and siting and are not original to the terrace and as such have no heritage significance.

Description of development

Listed Building Consent is sought for the removal of staircases to units within the listed terrace/building. These units include 237-239, 241, 243, 247, 249, 283 Deansgate.

To allow for access to the upper floor, following the removal and infilling of the staircases, there are proposed access hatches.

The new access hatches for units 243, 249 and 283 were amended to minimise any impact on historic fabric.

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.

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

The interior of the six units considered under this application have predominantly modern finishes throughout. The proposed works refers to the removal of modern staircases, infilling the space between the floors with the insertion of new access hatches.

The works relate to the removal of modern elements of the units which have no heritage significance and would therefore have negligible harm to the significance of the listed building.

The infilling of the staircase voids would be consistent with existing ceilings in the form of timber joints and plaster. The infilling of these staircase voids would therefore be reversible.

In reviewing the submitted drawings for the units, the access hatches will be located in within non-original openings to minimise any impact on historic fabric.

In the interest of the listed building and minimising any impact on historic fabric and features a method statement and details of all the finishes for each of the units will be secured through an attached condition.

Heritage assessment

The proposal would have a neutral impact on the listed building. The staircases do not have any heritage significance, and the infilling of the staircase voids would be reversible. The new access hatches have been located in areas to non-original openings to avoid any impact on historic fabric.

In light of the above assessment, this application is considered to be acceptable, as the works are considered to cause a neutral impact on the heritage significance and will therefore conserve the listed building in accordance 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 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: 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:

Unit 243 Elevation Details: 0422-SHP-Z3A-A-B5D9-G200-DE-XX-105 P02
Unit 243 Section Details: 10422-SHP-Z3A-A-B5D9-G200-DE-XX-106 P02
Unit 243 Reflected Ceiling Plans: 10422-SHP-Z3A-A-B5D9-G332-PL-00-103 P02
Unit 249 Elevation Details: 0422-SHP-Z3A-A-B5D9-G200-DE-XX-109 P02
Unit 249 Section Details: 10422-SHP-Z3A-A-B5D9-G200-DE-XX-110 P02
Unit 249 Reflected Ceiling Plans: 10422-SHP-Z3A-A-B5D9-G332-PL-00-105 P02
Unit 283 Elevation Details: 10422-SHP-Z3B-A-B5D9-G200-DE-XX-101 P02
Unit 283 Section Details: 10422-SHP-Z3B-A-B5D9-G200-DE-XX-102 P02
Unit 283 Reflected Ceiling Plans: 10422-SHP-Z3B-A-B5D9-G332-PL-00-101 P02

All received by the City Council, as Local Planning Authority, on 21 February 2025

Unit 237-239 Proposed Floor Plans: M232839-A02-01
Unit 241 Proposed Floor Plans: M232839-A02-02
Unit 243 Proposed Floor Plans: M232839-A02-03
Unit 247 Proposed Floor Plans: M232839-A02-04
Unit 249 Proposed Floor Plans: M232839-A02-05
Unit 283 Proposed Floor Plans: M232839-A02-06

Unit 239 Elevation Details: 10422-SHP-Z3A-A-B5D9-G200-DE-XX-101
Unit 239 Section Details: 10422-SHP-Z3A-A-B5D9-G200-DE-XX-102
Unit 239 Reflected Ceiling Plans: 10422-SHP-Z3A-A-B5D9-G332-PL-00-101
Unit 241 Elevation Details: 10422-SHP-Z3A-A-B5D9-G200-DE-XX-103
Unit 241 Section Details: 10422-SHP-Z3A-A-B5D9-G200-DE-XX-104
Unit 241 Reflected Ceiling Plans: 10422-SHP-Z3A-A-B5D9-G200-DE-XX-103
Unit 247 Elevation Details: 10422-SHP-Z3A-A-B5D9-G200-DE-XX-107
Unit 247 Section Details: 10422-SHP-Z3A-A-B5D9-G200-DE-XX-108
Unit 247 Reflected Ceiling Plans: 10422-SHP-Z3A-A-B5D9-G332-PL-00-104

All received by the City Council, as Local Planning Authority, on 15 January 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) Notwithstanding the approved drawings, method statements and details of the finishes for the infilling of the staircase voids for each of the units shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to works commencing to each of the following units:

- a) Unit 237-239 Deansgate
- b) Unit 241 Deansgate
- c) Unit 243 Deansgate
- d) Unit 247 Deansgate
- e) Unit 249 Deansgate
- f) Unit 283 Deansgate

The approved details for each of the units shall be carried in accordance with the approved method statements and approved finishes.

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 EN3 and CC9 of the Core Strategy and saved policy DC19.1; of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Unit 2A, 235 Deansgate, Manchester, M3 4EN
Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
273 Deansgate, Manchester, M3 4EW
277 - 279 Deansgate, Manchester, M3 4EW
Unit 1 Gymnasium, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit 18, 253 Deansgate, Manchester, M3 4EN
274 Deansgate, Manchester, M3 4JB
Second Floor Suite D, Deansgate North, 235 Deansgate, Manchester, M3 4EN
Flat 6, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Unit F, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
310 Deansgate, Manchester, M3 4HE
Unit 5, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit 4, 235 Deansgate, Manchester, M3 4EN
235 Deansgate, Manchester, M3 4EN
246 - 252 Deansgate, Manchester, M3 4BG
Flat 4, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
283 Deansgate, Manchester, M3 4EW
249 Deansgate, Manchester, M3 4EN
268 Deansgate, Manchester, M3 4JB
Deansgate North, 235 Deansgate, Manchester, M3 4EN
Flat 10, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Units 17 To 20, Great Northern, Deansgate, Manchester, M3 4ED
Relish, Great Northern, Deansgate, Manchester, M3 4EJ
231 - 233 Deansgate, Manchester, M3 4EN
Flat 1, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 3, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Suite B, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
287 Deansgate, Manchester, M3 4EW
245 Deansgate, Manchester, M3 4EN
The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit 20 (plaza Level), 253 Deansgate, Manchester, M3 4EN
Units D To E, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
3 - 5 St John Street, Manchester, M3 4DN
229 Deansgate, Manchester, M3 4EN
Third Floor, 235 Deansgate, Manchester, M3 4EN
285 Deansgate, Manchester, M3 4EW
Sovereign House, 298 Deansgate, Manchester, M3 4HH
247 Deansgate, Manchester, M3 4EN
Unit 17 (plaza Level), 253 Deansgate, Manchester, M3 4EN
Alex's Bakery, Second Floor Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
255 Deansgate, Manchester, M3 4EN

Flat 7, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
261 - 263 Deansgate, Manchester, M3 4EW
Unit 2 Cinema, The Great Northern, 253 Deansgate, Manchester, M3 4EN
241 Deansgate, Manchester, M3 4EN
First Floor Unit 24 Plaza Level, 253 Deansgate, Manchester, M3 4EW
Unit 4, 253 Deansgate, Manchester, M3 4ED
Unit L, 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
258 - 260 Deansgate, Manchester, M3 4BG
Flat 5, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 9, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Unit G, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite A, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
265 - 267 Deansgate, Manchester, M3 4EW
269 - 271 Deansgate, Manchester, M3 4EW
243 Deansgate, Manchester, M3 4EN
253 Deansgate, Manchester, M3 4EW
Unit O, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Units I To J, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
270 Deansgate, Manchester, M3 4JB
257 Deansgate, Manchester, M3 4EN
ALL STAR (MANCHESTER) LIMITED, Unit 3, 235 Deansgate, Manchester, M3 4EN
MYA Cosmetic Surgery Manchester, 262 Deansgate, Manchester, M3 4BG
Flat 2, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 8, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Unit H, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite C, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
275 Deansgate, Manchester, M3 4EL

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
Area Team Boundary - Name: CENTRAL