MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141058/LO/2024
Date registered valid:	13 November 2024
Proposal:	Listed Building Consent for restaurant fit out with internal and external alterations, including installation of signage.
Address:	265 - 267 Deansgate, Manchester, M3 4EW
Ward(s):	Deansgate Ward
Applicant:	Mr Jimmy Ly
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: 6 January 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 27 November 2024

Standard consultations:
Printed: 21 November 2024 Expired: 12 December 2024

Neighbour notifications
Printed: 21 November 2024 Expired: 12 December 2024

Site notice
Posted: 27 November 2024 Expired: 18 December 2024

Press advert
Published: 26 November 2024 Expired: 17 December 2024

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 new signage.

Since the original submission the proposal has been significantly amended with the removal of the dumbwaiter, awning, flagpole, illuminated signage, extract and ventilation. There were also amendments to the colour of the paint to the shopfront.

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

141057/AO/2024 - Installation of 2no. non-illuminated fascia signs and 1no. non-illuminated projecting sign. Decision: Under consideration

141056/FO/2024 - Installation of extract and ventilation equipment to undercroft car park. Decision: Withdrawn

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

Internal works

The interior is considered to have predominantly modern finishes through previous fit outs. The proposal includes the creation of an accessibility WC and general decoration. These alterations are reversible additions which are not considered to harm the significance of the listed building.

The proposal includes the removal of a damaged area (3m x 3m) of non-original flooring with the replacement of decorative tiles. This is considered to be acceptable as it would reflect the existing and proposed modern finishes throughout.

External works

The external shopfront would be painted in a red (RAL 3013) which would complement the Victorian darker colourings of most of the shopfronts along the listed terrace. This is considered to be an improvement over the originally proposed lighter dusky pink colour.

Existing units in the terrace have modest discrete non-illuminated signage which accords with the Victorian architectural and historic appearance. The installation of non-illuminated pin lettering finished in brushed gold is considered to be in keeping with the character and would be a sympathetic addition to the listed building.

The proposed projection would be a circular design that would be consistent with the design of all existing projection signs along the terrace.

Heritage assessment

The proposal would have a neutral impact on the listed building. The internal works mainly consist of decoration works and reversible additions. The external works consist of a replacement signage and redecoration of the shopfront.

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 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:

- Ground Floor and Basement RCP: 202393_M1NT_XX_ZZ_A_DR_1004 (P2)
- Ground Floor and Basement Floor Finishes: 202393_M1NT_XX_ZZ_A_DR_1005 (P3)
- Ground and Basement Wall Finishes: 202393_M1NT_XX_ZZ_A_DR_1006 (P3)
- Rear Elevation: 202393_M1NT_XX_SI_A_DR_0106(P3)
- Design and Access Statement: 202393_M1NT_XX_PS_A_0001(P2)
- Method Statement: 202393_M1NT_XX_PS_A_0102(P2)
- Heritage Statement: 202393_M1NT_XX_PS_A_0101(P3)
- Ground and Basement Floor Plan Power: 202393_M1NT_XX_ZZ_A_DR_1011(P2)
- Ground and Basement Elevations Power: 202393_M1NT_XX_ZZ_A_DR_1012(P2)

All received by the City Council, as Local Planning Authority, on 2 January 2025

- Internal Elevations: 202393_M1NT_XX_ZZ_A_DR_1007 (P2)

All received by the City Council, as Local Planning Authority, on 3 January 2025

- Existing and Proposed Elevations: 202393_M1NT_XX_SI_A_DR_0105 (P6)

All received by the City Council, as Local Planning Authority, on 8 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.

Informative

1. Any proposed external lighting to the shopfront will require a full planning application and listed building consent.

2. Any proposed extract and ventilation will require a full planning application and listed building consent.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

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
273 Deansgate, Manchester, M3 4EW
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
Area Team Boundary - Name: CENTRAL