

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140939/LO/2024
Date registered valid: 5 September 2024
Proposal: Listed Building Consent for internal alterations to facilitate the refurbishment of the basement.
Address: 200 - 204 Deansgate, Manchester, M3 3NN
Ward(s): Deansgate Ward

Applicant: 196 Deansgate
Agent (if any): Miss Megan Turner
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30.10.2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 18 September 2024 Expired: 9 October 2024

Neighbour notifications

Printed: 18 September 2024 Expired: 9 October 2024

Site notice

Posted: 3 October 2024 Expired: 24 October 2024

Press advert

Published: 24 September 2024 Expired: 15 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to the corner of basement of Royal London House at 200-204 Deansgate, which is situated on the corner of Deansgate and Quay Street. Since 1997, the unit in question has housed an outlet of the outdoor equipment retailer Blacks. The building was originally constructed as an insurance office in 1904. It was designed in the Free Baroque style by Charles Heathcote, an architect who designed a number of important buildings in Manchester's city centre, including the Grade-II listed Onward Buildings which site opposite Royal London House. The building's significance is largely derived from its ornate façade. The site also falls within the Deansgate Conservation Area.

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of area

The area relates to Deansgate, one of the main thoroughfares through Manchester city centre, which forms part of the A56. The area houses a number of different uses, including retail, commercial, dining, drinking and office spaces. Deansgate is home to a number of listed and non-listed heritage assets, including the Grade I listed John Rylands Research Institute and Library and the Grade II listed Great Northern Warehouse.

Description of development

The application seeks listed building consent for the removal of some modern fit out, redecoration and fit-out of the bike store and toilets, the creation of new openings including a new door way for an accessible WC and shower, the removal of paint from glazed bricks, new partitions, the installation of new shower and WC facilities including new accessible facilities and associated new MEP

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. A press notice was placed in the local press advertising the works as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Issues

The main policies that relate to this application are SP1 (Spatial Principles), DM1 (Development Management), EN3 (Heritage) and CC9 (Design and Heritage), CC10 (A Place for Everyone) of the Manchester Core Strategy (2012), DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan for Manchester (1995) and Section 16 (Conserving the historic environment) of the National Planning Policy Framework.

Principle

The application seeks listed building consent for refurbishment works to the basement of Royal London House, to improve the condition of a number of service areas, install new MEP services, install new partitions and create a new opening to a historic wall.

The facilities provided in these areas include a bike store, changing facilities, kitchen, accessible shower and WC and cleaners' storage and workspace. These facilities are necessary backroom service areas for an operational office building such as Royal London House. The principle of these works is therefore accepted pursuant to paragraph 203 (a) which supports works that sustain and enhance 'the significance of heritage assets and putting them to viable uses consistent with their conservation'.

Impact on the listed building

The basement area is of relatively low significance, having been highly modified over time, with large amounts of MEP installations and subdivision. There are some features of significance within the area covered by this application, namely the glazed brickwork and cornicing to the area marked as landlord space on the existing plans.

This space would see a significant amount of intervention by virtue of the opening up to a historic wall to create an access door into the proposed accessible WC and shower. This would require the removal of historic brickwork, thus leading to a moderate degree of less than substantial harm to the listed building. However, on balance, this harm is considered to be outweighed by the public benefit of providing accessible facilities, which require a doorway of sufficient width for the passage of a wheelchair.

There would also be a new subdivision introduced at this location to create a new internal space to house changing rooms, showers and a cleaner's point. The works would lead to a moderate degree of less than substantial harm by altering the proportions of the basement. The subdivision would run along the line of an original ceiling beam and cornice and this feature would be retained and repaired. Other cornicing in this space would, likewise, be made good. The glazed brickwork which has been painted would be cleaned and restored, thereby better revealing a significant decorative feature. On balance, by virtue of the heritage benefits created by the repair of the cornices in this space and the cleaning of the glazed brick, the harm caused by the subdivision and new doorway are considered to be acceptable.

The works to the other spaces in the basement covered by this application are in heavily modified spaces that do not retain any features of significance. There would be a rationalisation of the MEP services in the space with fire stopping up and enclosure as required to make the services safe. This would include the installation of a new mesh ceiling in the bike store to segregate some existing electrical equipment at high level. This would lower the ceiling in this space, altering the proportions of the space. However, on balance this is considered to be

acceptable due to the public benefit of improved public safety. An in-situ sample of this ceiling would be agreed by condition.

New finishes would be applied to the floors, walls and ceilings in the toilets, showers and storage areas. Outside of the aforementioned glazed brickwork, which is to be cleaned, the finishes would not be applied to any areas of great significance. The floors and walls are concrete and plaster and have had modern finishes applied previously. The new finishes are modern and hygienic in nature as per the health and safety requirements of the spaces – for example non-slip flooring in the WCs and toilets. On balance, the public benefit of providing health and safety compliant finishes to these service areas is considered to outweigh the harm caused by the use of more modern finishes.

Conclusion

The principle of the works is accepted as it allows for the building to continue in a viable office use, which is consistent with the buildings historic usage, pursuant to paragraph 203 (a) of the NPPF. Paragraph 208 of the NPPF states that where there are instances of less than substantial harm to a designated heritage asset created by a development, these must be weighed against the public benefits of the scheme. The greatest degree of less than substantial harm would be created by the new doorway into the accessible shower. The subdivision to create the changing room would also alter the proportions of the larger basement space.

These instances of less than substantial harm are considered to be outweighed by the public benefits of providing accessible facilities, pursuant to policy CC10 of the Manchester Core Strategy (2012), the health and safety benefits of the materials used in the bathroom and storage spaces and the reinstatement and repair of remaining areas of glazed brick and cornicing. The latter of these works are also supported pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for Manchester (1995), which support development that preserves or enhances the appearance and character of listed buildings.

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

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.

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

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:

-Drawing - Proposed 196D-REN-XX-ZZ-DR-C-00001-P01	BELOW GROUND DRAINAGE LAYOUT
-Drawing - Proposed 35660-HML-XX-B1-GA-E-151001 P02	ELECTRICAL SERVICES BASEMENT COMBINED LAYOUT
-Drawing - Proposed 35660-HML-XX-B1-GA-M-131001	MECHANICAL SERVICES LAYOUT
-Drawing - Proposed 35660-HML-XX-B1-SO-E-011001	ELECTRICAL SERVICES BASEMENT STRIP LAYOUT
-Drawing - Proposed 35660-HML-XX-B1-SO-N-011001	MECHANICAL SERVICES BASEMENT STRIP LAYOUT
-Drawing - Proposed AL[05]0010	DEMOLITION BASEMENT GA PLANS
-Drawing - Proposed AL[05]0011	BASEMENT MASONRY DETAILS
-Drawing - Proposed AL[05]0100	BASEMENT GA PLANS
-Drawing - Proposed AL[05]0300	BASEMENT LOBBY
-Drawing - Proposed AL[05]0500	BASEMENT BIKE STORE AND REPAIR ROOM
-Drawing - Proposed AL[05]0500	BASEMENT FACILITIES AND WELFARE ROOM
-Drawing - Proposed AL[05]0600	BASEMENT ACCESSIBLE WC AND SHOWER
-Drawing - Proposed AL[05]0601	BASEMENT LOCKER ROOM AND SHOWER CUBICLE
-Drawing - Proposed AL[05]0602	BASEMENT CLEANERS STORE
-Drawing - Proposed AL[05]0800	BASEMENT WALL FINISHES AND BUILD UP TYPE

All received by the City Council, as Local Planning Authority, on 05/09/2024

-Supporting Information 1573_AL(05)0750	BASEMENT BIKE STORE MATERIAL SAMPLE
-Supporting Information 1573_AL(05)0751	PROPOSED BASEMENT LOBBY & FACILITIES SAMPLE
-Supporting Information 1573_AL(05)0752	PROPOSED BASEMENT LOCKER & SHOWER ROOM SAMPLE

All received by the City Council, as Local Planning Authority, on 24/10/2024

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 any works to the remove paint and clean the glazed brickwork to the basement, full and final details of the methodology shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a method statement, product specification and in situ sample. The approved details shall be implemented as part of the development.

Reason - the proposed works affect a building which 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) Prior to the installation of the mesh ceiling to the basement, full and final details of the ceiling shall be submitted to an approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a method statement, product specification and physical samples. The approved details shall be implemented as part of the development.

Reason - the proposed works affect a building which 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

198 Deansgate, Manchester, M3 3NE
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Third Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
111 Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
MEDIACOM NORTH LIMITED, 1 Hardman Street, Manchester, M3 3HF
Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
207 Dental Care, First Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
209 Deansgate, Manchester, M3 3NW
Old Grapes Inn, Quay Street, Manchester, M3 3JU
The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
15 Quay Street, Manchester, M3 3HN
First Floor, 15 Quay Street, Manchester, M3 3HN
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
188 - 192 Deansgate, Manchester, M3 3ND
Chinawhite, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
MANSON INSURANCE LTD, Ground Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Fifth Floor, 201 Deansgate, Manchester, M3 3SL
11 - 13 Bootle Street, Manchester, M2 5GU
3 Peter Street, Manchester, M2 5QR
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
First Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
223A Deansgate, Manchester, M3 4BQ
194 Deansgate, Manchester, M3 3ND
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
205 Deansgate, Manchester, M3 3NW
Second Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
201 Deansgate, Manchester, M3 3DN
South Central, 11 Peter Street, Manchester, M2 5QR
First Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE

Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Ground Floor And First Floor, Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
First Floor, 201 Deansgate, Manchester, M3 3NW
4 Lloyd Street, Manchester, M2 5AB
Opium Restaurant & Cocktail Bar, 225 Deansgate, Manchester, M3 4EN
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Royal London House, 196 Deansgate, Manchester, M3 3WF
Star Clinic, Room 2 Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
2 Bootle Street, Manchester, M2 5GU
207 Dental Care, First Floor 207 Dental Care, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor And Second Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Elliot House, 151 Deansgate, Manchester, M3 3WD
Store Rear Of 192, Deansgate, Manchester, M3 3ND
London House, 193 Deansgate, Manchester, M3 3NE
Sainsbury's, 242 Deansgate, Manchester, M3 4BQ
Basement, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, 15 Quay Street, Manchester, M3 3HN
Ground Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Second Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
109 Sunlight House, Quay Street, Manchester, M3 3LE
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Basement And Ground Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Moxy Hotel, 8 Atkinson Street, Manchester, M3 3HH
Ground Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Greek Grill House, Kiosk Adjacent 223, Deansgate, Manchester, M3 4EN
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fourth Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Third Floor, South Central, 11 Peter Street, Manchester, M2 5QR
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
Basement, 201 Deansgate, Manchester, M3 3NW
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Ground Floor, 201 Deansgate, Manchester, M3 3NW

AIG EUROPE LIMITED, Fourth Floor, 201 Deansgate, Manchester, M3 3NW
223 Deansgate, Manchester, M3 4BQ
Second Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Dirty Martini, 1 Peter Street, Manchester, M2 5QR
Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN
Flat, Sunlight House, Quay Street, Manchester, M3 3JZ
Third Floor, 201 Deansgate, Manchester, M3 3NW
1 Little Quay Street, Manchester, M3 3JU
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Sub Basement, 201 Deansgate, Manchester, M3 3NW
5 Jacksons Row, Manchester, M2 5WD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRAL