



Manchester City Council
Development Management
Floor 6, Town Hall Extension
Albert Square
PO Box 532
M60 2LA

Our Ref: 70118275
3 September 2024

BY PLANNING PORTAL:
PP-13368059

Dear Sir/Madam,

Royal London House - Application for Listed Building Consent

We write on behalf of AM Alpha (the applicant), to confirm that an application for Planning and Listed Building Consent has been submitted for internal and external works at Royal London House, 196 Deansgate, Manchester, M3 3NE (the Site).

In addition to this cover letter, the application submission package comprises the following documents:

- Application form and certificates duly signed and completed;
- Drawing pack prepared by Jeffrey Bell Architects:
 - Location plan (ref: AL(05)5000);
 - Site plan (ref: AL(05)5007);
 - Fifth Floor – Existing GA Plan (ref: AL(05)5001)
 - Fifth Floor – Existing Ceiling Plan (ref: AL(05)5002)
 - Fifth Floor – Floor and Roof Sections (ref: AL(05)5003) REV A
 - Fifth Floor – Existing Attic Plan (ref: AL(05)5004)
 - Fifth Floor – Existing Roof Plan (ref: AL(05)5005)
 - Fifth Floor – Existing Roof Elevations (ref: AL(05)5006)
 - Fifth Floor – Proposed GA Plan (ref: AL(05)5051)
 - Fifth Floor – Proposed Reflective Ceiling Plan (ref: AL(05)5052) REV A
 - Fifth Floor – Proposed Floor and Roof Sections (ref: AL(05)5053) REV A
 - Fifth Floor – Proposed Attic Plan (ref: AL(05)5054) REV A
 - Fifth Floor – Proposed Attic Demolition Plan (ref: AL(05)5072) REV A
 - Fifth Floor – Proposed Roof Plan (ref: AL(05)5055)
 - Fifth Floor – Proposed Roof Demolition Plan (ref: AL(05)5073)
 - Fifth Floor – Proposed Demolition Ceiling Plan (ref: AL(05)5071) REV A
 - Fifth Floor – Proposed Demolition Plan (ref: AL(05)5070)
 - Fifth Floor – Proposed Floor Wall Types Plan (ref: AL(05)5057) (ref: AL(05)5056)
 - Fifth Floor – Proposed Roof Elevation (ref: AL(05)5062) (ref: AL(05)5064)
 - Existing Elevation A South (ref: AL(05)5010)
 - Existing Elevation B East (ref: AL(05)5011)
 - Existing Elevation C North (ref: AL(05)5012)
 - Existing Elevation D West (ref: AL(05)5013)
 - Proposed Elevation A South (ref: AL(05)5060)
 - Proposed Elevation B East (ref: AL(05)5061)
 - Proposed Elevation C North (ref: AL(05)5062)
 - Proposed Elevation D West (ref: AL(05)5063)

- Proposed Partitions Sectional Elevation 01 (ref: AL(05)5100)
 - Proposed Partitions Sectional Elevation 02 (ref: AL(05)5101)
 - Proposed Internal Partitions Details 01 (ref: AL(05)5110)
 - Proposed Internal Partitions Details 02 (ref: AL(05)5111)
 - Proposed Door Infill to staircase (ref: AL(05)5150)
 - Fifth Floor – Proposed Wall Finishes Plan (ref: AL(05)5200)
 - Fifth Floor – Proposed Floor Finishes Plan (ref: AL(05)5201)
 - Fifth Floor – Proposed Ceiling Finishes Plan (ref: AL(05)5202) REV A
 - Fifth Floor – Proposed Attic Floor Types (ref: AL(05)5203) REV A
 - Proposed Roof Light Section (ref: AL(05)5401) REV A
 - Proposed Roof Link Section 1 (ref: AL(05)5402) REV A
 - Proposed Roof Link Section 2 (ref: AL(05)5403) REV A
 - Proposed Roof Link – Existing and Proposed Elevations – (ref: AL(05)5404)
 - Proposed Ceiling and Diffuser Details (ref: AL(05)5405)
 - Proposed Turret Door (ref: AL(05)5406)
 - Existing Attic Masonry Interventions (ref: AL(05)5407)
 - Proposed Attic Masonry Interventions (ref: AL(05)5407) (ref: AL(05)5408) REV A
 - Existing & Proposed Flat Roof Lights (ref: AL(05)5409)
 - Proposed Fan Coil Unit Location (ref: AL(05)5503)
 - Fifth Floor – Existing Core Plan (ref: AL(05)5900)
 - Fifth Floor – Existing Core Reflected Ceiling Plan (ref: AL(05)5901)
 - Fifth Floor – Existing Core Lobby 1 Elevations (ref: AL(05)5910)
 - Fifth Floor – Existing Core Lobby 2 Elevations (ref: AL(05)5911)
 - Fifth Floor – Existing Core Toilets A Elevations (ref: AL(05)5920)
 - Fifth Floor – Existing Core Toilets B Elevations (ref: AL(05)5921)
 - Fifth Floor – Proposed Core Plan (ref: AL(05)5950)
 - Fifth Floor – Proposed Core Reflected Ceiling Plan (ref: AL(05)5951) REV A
 - Fifth Floor – Proposed Core Wall Finishes (ref: AL(05)5960)
 - Fifth Floor – Proposed Core Floor Finishes (ref: AL(05)5961)
 - Fifth Floor – Proposed Core Ceiling Finishes (ref: AL(05)5962)
 - Fifth Floor – Proposed Core Lobby 1 Elevations (ref: AL(05)5970) REV A
 - Fifth Floor – Proposed Core Lobby 2 Elevations (ref: AL(05)5971)
 - Fifth Floor – Proposed Core Toilets A Elevations (ref: AL(05)5980)
 - Fifth Floor – Proposed Core Toilets B Elevations (ref: AL(05)5981)
 - Fifth Floor – Proposed Core Typical WC (ref: AL(05)5982)
 - Fifth Floor – Windows and Secondary Glazing (Existing and Proposed) 02 (ref: AL(05)5991)
 - Fifth Floor – Windows and Secondary Glazing (Existing and Proposed) 01 (ref: AL(05)5990)
 - Fifth Floor – Proposed Secondary Glazing Types (ref: AL(05)5992)
- Level 05 Windows (prepared by JB+CO)
 - Design Access Statement (prepared by JB+CO)
 - Schedule of Works and Method Statement (prepared by JB+CO)
 - MEP Drawings prepared by Hilson Moran:
 - Fifth floor – Electrical Services – Proposed Lighting Layout (ref: 35660-HML-XX-05-GA-E-171001 Rev P04)
 - Fifth floor – Electrical Services – Proposed Small Power Layout (ref: 35660-HML-XX-05-GA-E-181001 Rev P03)
 - Fifth floor – Electrical Services – Proposed fire Alarm Layout (ref: 35660-HML-XX-05-GA-E-211001 Rev P04)
 - Fifth floor – Electrical Services – Strip-Out Layer (ref: 35660-HML-XX-05-GA-E-031001 Rev P02)
 - Fifth Floor – Electrical Services – Containment Layout (ref: 35660-HML-XX-05-GA-E-191001 Rev P04)
 - Fifth Floor – Electrical Services – Roof Layout (ref: 35660-HML-XX-RF-GA-E-151001 Rev P04)
 - Schedule of Luminaires

- Fifth Floor – Mechanical Services – Heating and Cooling Layout (ref: 35660-HML-XX-05-GA-M-111001 Rev P04)
- Fifth Floor – Mechanical Services – Ventilation Layout (ref: 35660-HML-XX-05-GA-M-121001 Rev P04)
- Fifth Floor – Mechanical Services – Water and Drainage Layout (ref: 35660-HML-XX-05-GA-P-251001 Rev P04)
- Fifth Floor – Mechanical Services – Mech Strip Out Layout (ref: 35660-HML-XX-05-SO-N-011001 Rev P03)
- Fifth Floor – Mechanical Services – Mech Roof (ref: 35660-HML-XX-RF-GA-M-101001 Rev P03)
- Plans Prepared by Renaissance:
 - Proposed Attic Layout (ref: 196D-REN-XX-ZZ-DR-S-01101-P01)
 - Superstructure Details (ref: 196D-REN-XX-ZZ-DR-S-03101-P01)
- Acoustic Assessment, prepared by Hann Tucker
- Planning and Heritage Statement, prepared by WSP.
- MEP specification sheets:
 - Mitsubishi PURY-P550YNW-A2.
 - Mitsubishi PURY-P500YNW-A2.
 - 2No Flaktwoods EC TWIN FAN 315.

The application has been submitted via the Planning Portal and has been given the following reference: PP-13368059. The payment of £1,226.00 (inclusive of the £32.20 Planning Portal administration fee) has been made via the Planning Portal.

SITE AND SURROUNDINGS

The application site relates to the rooftop, attic and office spaces of the fifth floor of Royal London House. Royal London House, 188-202 Deansgate is a Grade II Listed building and is located within Deansgate / Peter Street Conservation Area. The listed structure was originally built as an insurance office in 1904 and comprises ground floor units, five storeys and an additional basement level.

The building is situated between Deansgate to the east, Quay Street to the south, Atkinson Street to the north and Little Quay Street to the west. The surrounding area is characterised predominantly by commercial buildings which typically comprise office accommodation on the upper levels with retail/leisure/food and drink uses at ground floor and basement level.

THE PROPOSAL

The proposal seeks full planning permission for:

“Installation of roof top plant and external alterations to the roof to include 8no. new rooflights”.

Listed building consent is sought for:

“Internal and external alterations to facilitate the refurbishment of the fifth floor, installation of new roof top plant and removal of redundant roof top plant”.

HERITAGE PARTNERSHIP AGREEMENT (HPA)

A Heritage Partnership Agreement (HPA) is in place at Royal London House. The original HPA (reference: HPA/2018/002) was signed on Monday 17 December 2018 and the scope of a renewed HPA with the new building owner, AM Alpha, has been agreed in collaboration with Manchester City Council.

The HPA is intended to streamline the planning process, enabling permitted works to be carried out in a timely and cost-effective manner.

Under provision of the HPA, the applicant is permitted to carry out works to the building in accordance with a traffic light system, denoting the level of consent required, namely:

- Green category works are permitted works;
- Amber category works require written notification to the council prior to commencement; and
- Red category works require statutory consent.

Pre-application advice has been sought from Manchester City Council's Urban Design and Conservation Officer in advance to agree the "green" and "amber" category works which fall outside the scope of this application.

SUMMARY

The document submission demonstrates that the proposed development would fully accord with the relevant local and national planning policy and legislation.

We look forward to receiving confirmation that the application has been validated, however, should you require any further information, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'V Welch'.

Victoria Welch
Principal Planner