



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

Our Ref: 70118275
5 September 2024

BY PLANNING PORTAL:
PP-13186034

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 works to the basement of 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);
 - Basement - Existing GA Plans (ref: AL(05)0001)
 - Basement – Demolition GA Plans (ref: AL(05)0010) REV A
 - Basement – Masonry Interventions (ref: AL(05)0100) (ref: AL(05)0011) REV A
 - Basement – Proposed GA Plans (ref: AL(05)0100) REV A
 - Basement – Proposed Floor and Ceiling Finishes Plan (ref. AL(05)0201) REV A
 - Basement – Proposed Lobby (ref. AL(05)0300) REV B
 - Basement – Proposed Facilities Welfare Room (ref. AL(05)0400) REV A
 - Basement – Proposed Bike Store & Repair Room (ref. AL(05)0500) REV A
 - Basement – Proposed Accessible WC & Shower (ref. AL(05)0600) REV A
 - Basement – Proposed Locker Room & Shower Cubicle (ref. AL(05)0601) REV A
 - Basement – Proposed Basement Cleaners Store (ref. AL(05)0602) REV A
 - Basement – Visual (ref. AL(05)0700)
 - Basement – Proposed Wall Build Up Types (ref. AL(05)0800) REV B
- Design Access Statement (prepared by JB+CO)
- Schedule of Works and Method Statement (prepared by JB+CO)
- MEP Drawings prepared by Hilson Moran:
 - Basement - Electrical Services – Basement Combined Layout (ref: 35660-HML-XX-B1-GA-E-151001 Rev P02)
 - Basement - Electrical Services – Basement Strip-Out Layout (ref: 35660-HML-XX-B1-SO-E-031001 Rev P01)
 - Basement - Proposed Mechanical Services Layout (ref: 35660-HML-XX-B1-GA-M-131001 P02)
 - Basement – Strip-out Layout (ref: 35660-HML-XX-B1-SO-N-011001 P01)
- Plans Prepared by Renaissance:

- Basement – Proposed Below Ground Drainage Layout (ref: 196D-REN-XX-ZZ-DR-C-00001-P01)
- Planning and Heritage Statement, prepared by WSP.

The application has been submitted via the Planning Portal and has been given the following reference: PP-13186034.

SITE AND SURROUNDINGS

The application site relates to the basement 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

Listed building consent is sought for:

“Internal alterations to facilitate the refurbishment of the basement”

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.

The HPA does not currently extend to cover the basement however it is useful in establishing and recording the features of heritage significance found throughout the building.

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