

**Planning**

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Manchester M60 2LA

Application for Listed Building Consent for alterations, extension or demolition of a listed building**Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

265-267

Address Line 1

Deansgate

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M3 4EW

Description of site location must be completed if postcode is not known:

Easting (x)

383487

Northing (y)

397799

Description

Applicant Details

Name/Company

Title

Mr

First name

Jimmy

Surname

Ly

Company Name

Address

Address line 1

265-267 Deansgate

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M3 4EW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Transform an empty unit in Manchester City Centre, The Great Northern Terrace, into a Vietnamese family run restaurant, bakery and bar. Bringing authentic East Asian Vietnamese street food culture to Manchester, including classic pastries, cocktails and coffee beverages.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

265-267 Deansgate Manchester - Reference: PP-13403773 - Full Planning and advertisement Consent

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

57-(52)-J00043-C1 Mechanical Services above Ground Drainage
9140-2 Doux Chaton, Manchester - Mint Studio - Layout of proposed extraction system
9140-2 Doux Chaton, Manchester - Mint Studio - Layout of proposed extraction system
202393_M1NT_XX_PS_A_0001(P1) 265-267 Deansgate Terrace, Design and Access Statement
202393_M1NT_XX_PS_A_0101(P1) 265-267 Deansgate Terrace, Heritage Statement
202393_M1NT_XX_SI_A_DR_0101(P1) LBC - LOCATION PLAN
202393_M1NT_XX_SI_A_DR_0102(P1) LBC - BLOCK PLAN
202393_M1NT_XX_SI_A_DR_0103(P1) LBC - SITE PLAN - EXISTING
202393_M1NT_XX_SI_A_DR_0104(P1) LBC - SITE PLAN - PROPOSED
202393_M1NT_XX_SI_A_DR_0105(P1) LBC - SHOPFRONT ELEVATION - EXISTING AND PROPOSED
202393_M1NT_XX_SI_A_DR_0106(P1) LBC - REAR EXTERNAL ELEVATION - EXISTING AND PROPOSED
202393_M1NT_XX_ZZ_A_DR_1001(P1) GROUND AND BASEMENT - GA - EXISTING & DEMOLITION
202393_M1NT_XX_ZZ_A_DR_1002(P2) GROUND AND BASEMENT - CONSTRUCTION
202393_M1NT_XX_ZZ_A_DR_1003(P2) GROUND AND BASEMENT - GA - PROPOSED
202393_M1NT_XX_ZZ_A_DR_1004(P1) GROUND AND BASEMENT - RCP - PROPOSED
202393_M1NT_XX_ZZ_A_DR_1005(P1) GROUND AND BASEMENT FLOOR FINISHES
202393_M1NT_XX_ZZ_A_DR_1006(P1) GROUND AND BASEMENT WALL FINISHES

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

Timber Windows painted blue. 202393_M1NT_XX_SI_A_DR_0105(P1) LBC - SHOPFRONT ELEVATION - EXISTING AND PROPOSED
202393_M1NT_XX_SI_A_P_0001(P1)_EXISTING SITE PHOTOGRAPHIC SURVEY

Proposed materials and finishes:

Timber Windows painted dusky pink. 202393_M1NT_XX_SI_A_DR_0105(P1) LBC - SHOPFRONT ELEVATION - EXISTING AND PROPOSED

Type:

External doors

Existing materials and finishes:

Timber doors painted blue. 202393_M1NT_XX_SI_A_DR_0105(P1) LBC - SHOPFRONT ELEVATION - EXISTING AND PROPOSED
202393_M1NT_XX_SI_A_P_0001(P1)_EXISTING SITE PHOTOGRAPHIC SURVEY

Proposed materials and finishes:

Timber doors painted dusky pink. 202393_M1NT_XX_SI_A_DR_0105(P1) LBC - SHOPFRONT ELEVATION - EXISTING AND PROPOSED

Type:

Ceilings

Existing materials and finishes:

Ground Floor - Painted Matte finish - Pale green Basement - Painted Matte finish - White 202393_M1NT_XX_SI_A_P_0001(P1)_EXISTING
SITE PHOTOGRAPHIC SURVEY

Proposed materials and finishes:

Ground Floor - Painted Matte finish - Taupe, Pink to accessible WC Basement - Painted Matte finish - White and Taupe, Red and pink to WCs
202393_M1NT_XX_ZZ_A_DR_1004(P1) GROUND AND BASEMENT - RCP - PROPOSED

Type:

Internal walls

Existing materials and finishes:

First Floor -Mixture of Plasterboard, paint, tiles, exposed brickwork - Refer to 202393_M1NT_XX_SI_A_P_0005_PHOTO OF EXISTING
FIRST FLOOR Basement - Variation of paint, textured wallpaper - Refer to - 202393_M1NT_XX_SI_A_P_0004_PHOTO OF EXISTING
BASEMENT Refer to 202393_M1NT_XX_ZZ_A_DR_1001(P1) GROUND AND BASEMENT - GA - EXISTING & DEMOLITION

Proposed materials and finishes:

Refer to 202393_M1NT_XX_ZZ_A_DR_1002(P1) GROUND AND BASEMENT - CONSTRUCTION 202393_M1NT_XX_ZZ_A_DR_1006(P1)
GROUND AND BASEMENT WALL FINISHES

Type:

Floors

Existing materials and finishes:

Wooden Floors to Ground Floor. Wooden and Tiled floors to Basement. 202393_M1NT_XX_SI_A_P_0001(P1)_EXISTING SITE
PHOTOGRAPHIC SURVEY

Proposed materials and finishes:

Ground Floor - Existing Wooden floor retained with new tiled areas and new inset matwell to entrance. Basement - Wooden effect LVT to
match existing, tiled flooring to WCs ad safety floor vinyl to Bakery and kitchen 202393_M1NT_XX_ZZ_A_DR_1005(P1) GROUND AND
BASEMENT FLOOR FINISHES

Type:

External walls

Existing materials and finishes:

Penetration for HVAC to rear of building - 202393_M1NT_XX_SI_A_P_0001(P1)_EXISTING SITE PHOTOGRAPHIC SURVEY
202393_M1NT_XX_SI_A_DR_0106(P1) LBC - REAR EXTERNAL ELEVATION - EXISTING AND PROPOSED

Proposed materials and finishes:

Penetration for HVAC to rear of building - Refer to 9140-2 Doux Chaton, Manchester - Mint Studio - Layout of proposed extraction system

Type:

Lighting

Existing materials and finishes:

Combination of spot lights and directional lighting. 202393_M1NT_XX_SI_A_P_0001(P1)_EXISTING SITE PHOTOGRAPHIC SURVEY

Proposed materials and finishes:

Ground Floor - Directional lights, Pendants and Led strips fixed in existing locations only. Basement - New lights to existing locations where possible with new LED lighting to kitchen/bakery. 202393_M1NT_XX_ZZ_A_DR_1004(P1) GROUND AND BASEMENT - RCP - PROPOSED

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

57-(52)-J00043-C1 Mechanical Services above Ground Drainage
9140-2 Doux Chaton, Manchester - Mint Studio - Layout of proposed extraction system
63073-DouxChatonManchester-Concept-01
202393_M1NT_XX_PS_A_0001(P1) 265-267 Deansgate Terrace, Design and Access Statement
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202393_M1NT_XX_SI_A_DR_0105(P1) LBC - SHOPFRONT ELEVATION - EXISTING AND PROPOSED
202393_M1NT_XX_SI_A_DR_0106(P1) LBC - REAR EXTERNAL ELEVATION - EXISTING AND PROPOSED
202393_M1NT_XX_SI_A_P_0001(P1)_EXISTING SITE PHOTOGRAPHIC SURVEY
202393_M1NT_XX_ZZ_A_DR_1001(P1) GROUND AND BASEMENT - GA - EXISTING & DEMOLITION
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202393_M1NT_XX_ZZ_A_DR_1004(P1) GROUND AND BASEMENT - RCP - PROPOSED
202393_M1NT_XX_ZZ_A_DR_1005(P1) GROUND AND BASEMENT FLOOR FINISHES
202393_M1NT_XX_ZZ_A_DR_1006(P1) GROUND AND BASEMENT WALL FINISHES

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

The Landlord of the unit and the management suite running the building are aware.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner:

***** REDACTED *****

House name:**Number:****Suffix:****Address line 1:**

6 Rue D Arlon

Address Line 2:

Windhof

Town/City:

Luxembourg

Postcode:

L-8399

Date notice served (DD/MM/YYYY):

17/07/2024

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

Mr

First Name

Jimmy

Surname

Ly

Declaration Date

16/09/2024

☒ Declaration made**Declaration**

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Helen Ewart

Date

18/09/2024