MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139079/LO/2024
Date registered valid:	24 March 2024
Proposal:	Listed building consent for internal alterations to the decorations of the existing restaurant together with replacement of signage.
Address:	Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Ward(s):	Deansgate Ward
Applicant:	Mr Mark Jackson Mitchells and Butlers Ltd
Agent (if any):	Mr Antonio Barba Design Coalition
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 07/05/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 27 March 2024 Expired: 19 April 2024

Neighbour notifications
Printed: 27 March 2024 Expired: 19 April 2024

Site notice
Posted: 2 April 2024 Expired: 23 April 2024

Press advert
Published: 4 April 2024 Expired: 18 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed former Lloyds Bank Building at the junction where King Street meets Cross Street. The property is four storey and dates from 1913. Its external façade is completed in grey granite stone, with ornate Baroque style detailing. The site was formerly in a bank use but has now been sub-divided into ground floor commercial units, with office space above. The application concerns unit 2, occupied by Miller & Carter, whose internal space has seen the installation of modern interventions and finishes within the listed building.

Listed building: Grade II

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The application site sits within the heart of the City Centre and Upper King Street Conservation Area. A high number of Grade II listed buildings neighbour the site, including Eagle House, Thomas's Chophouse, National House, no74 King Street, Prudential Assurance House and Pall Mall Court, as well as the Grade I listed Bank of England to the south-east of the site along King Street. As indicated by the high number of neighbouring listed buildings, neighbouring built development is of historic interest and is characterised by ornate façades. Neighbouring uses are largely commercial retail, with office uses above (Class E).

Description of development

The application seeks listed building consent for internal alterations and redecoration, with external signage repair.

The property's existing glazed wine display unit would be replaced with a solid partition that would terminate in line with the property's rafters that would provide space for a glass wash area. A replacement glazed wine display unit would then be affixed to the property's floor behind the property's host stand.

Internal floor finishes would be updated, with modern tiles and carpet being replaced by timber flooring at the unit's entrance and within the bathrooms located at mezzanine level. Existing floor tiles adjacent to the property's bar would also be replaced with a new mosaic pattern.

Non-original redundant heat lamps would be removed from the property's serving hatch and a bulkhead would be put in its place.

Externally, the property's existing plaque sign is to be repaired and made good where necessary.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

105329/LO/2014/C1 - Listed Building Consent for the display of 4no. internally illuminated individual letter window signs behind the glazing on Cross Street, one internally illuminated individual letter sign behind the glazing at the entrance on King Street, and one brass plaque sign on the corner of the building at ground floor – Approved July 2014.

105112/AO/2014/C1 - Display of 4no. internally illuminated individual letter window signs behind the glazing on Cross Street, one internally illuminated individual letter sign behind the glazing at the entrance on King Street, and one brass plaque sign on the corner of the building at ground floor – Approved July 2014.

101062/LO/2012/C1 - LISTED BUILDING CONSENT for works to the basement, ground and mezzanine floors, including elevational alterations, demolition of staircase and internal walls, new service entrance and new staircore the full height of the building, and creation of fourth floor terrace and balustrading – Approved June 2013.

101061/FO/2012/C1 - Change of use of the existing basement, ground and mezzanine floors to Use Class A3, including elevational alterations, demolition of staircase and internal walls, new service entrance and new staircore the full height of the building, and creation of fourth floor terrace and balustrading – Approved June 2013.

098139/LO/2011/C1 - LISTED BUILDING CONSENT for internal and external alterations in connection with the change of use of basement and ground floors to use class A3 and the creation of fourth floor terrace and balustrading – Approved April 2012.

098138/FO/2011/C1 - Elevational alterations and change of use of the existing ground and basement floors to Use Class A3, and creation of fourth floor terrace and balustrading – Approved April 2012.

Consultations & Notification Responses

Publicity – None received.

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 SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and Evening Economy
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC10 – Food and Drink Uses
- 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-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon the Heritage Asset

The application site is a Grade II listed building noted for its ornate Baroque style façade. The significance of the internals of the property within the demise of Unit 2 is somewhat limited; it is noted that original decorative cornicing still survives but the presence of a non-original mezzanine and modern finishes lead the area to not contribute as much to the asset's significance compared to that of the building's façade.

The proposed replacement of the property's glazed wine storage unit, installation of solid partition in its place and the subsequent installation of a fee standing glazed wine display unit is considered

would have a neutral impact upon the significance of the listed building. The existing glazed wine display unit forms part of the property's modern bar that is not full height and abuts one of the property's modern rafters. The display unit to be replaced is a modern addition to the property and is considered to have no historical significance. The replacement of this element of the development with a solid partition is considered to be acceptable when considering it will be the same height as that of the existing, i.e. it will abut the property's rafter. The freestanding wine display unit is to be affixed to the floor, taking into account the modern flooring that is in place throughout the unit this is considered to have a neutral impact, with the display unit effectively functioning as any other piece of decorative furniture.

The replacement of the property's modern flooring with modern timber flooring, is also considered to have no impact upon the significance of the asset, with the replacement of tile flooring with timber boards being more sympathetic to the origins of the building.

The removal of non-original heat lamps from the property's kitchen serving hatch and its subsequent replacement with a bulkhead would have a neutral impact on the significance of the listed building. This is due to how the partition that the serving hatch sits within is a non-original addition to the property and the insertion of a bulkhead would not alter how the space is read.

The repair of the property's external plaque sign is welcomed, with the sign now showing visible wear.

In light of the above, it has been found that the proposal would have a neutral impact on the significance of the heritage asset. Therefore, the proposal would meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, EC3, CC1, CC9, C10, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC10.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to be acceptable and have a minimal impact on the historical significance of the Grade II listed building in accordance with policies SP1, EC3, CC1, CC9, C10, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC10.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis permission is recommended for approval.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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:

- Location Plan (Reference PP-12753904v1; Received 24/01/2024)
- 4827/104: Proposed Ceiling Plan Listed Building Consent (Received 14/03/2024)
- 4827/202: Proposed Internal Elevations Listed Building Consent (Received 02/03/2024)
- 4827-501 Revision B: Proposed Ground Floor Plan (Received 07/05/2024)
- 4827-502 Revision B: Ground Floor Floor Finished (Received 07/05/2024)
- 4827/503 Revision A: Proposed Mezzanine Floor Plan & Floor Finishes Plan (Received 24/01/2024)
- 4827-506: Ground Floor Decorations Plan (Received 07/05/2024)
- 4827-507: Mezzanine Floor Decorations (Received 24/01/2024)
- 4827-601: Proposed Bar / Glasswash Details (Received 07/05/2024)
- 4827/603: Proposed Cookline Details (Received 07/05/2024)
- 4827/605: New Wine Display Details (Received 07/05/2024)
- Architectural Method Statement (Prepared by Design Coalition; Dated 14/03/2024; Received 14/03/2024)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

4) The development hereby approved shall proceed in accordance with the submitted Architectural Method Statement (Prepared by Design Coalition; Dated 14/03/2024; Received 14/03/2024).

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Second Floor, 76 King Street, Manchester, M2 4NH
Third Floor, 10 Chapel Walks, Manchester, M2 1HL
33A Cross Street, Manchester, M2 1NL
Fifth Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 17, 55 King Street, Manchester, M2 4LQ
THE EMERSON GROUP, Basement 3 Storage 11, 55 King Street, Manchester, M2 4LQ
Ground Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Sports Direct Fitness, Unit 7 To 8, 55 King Street, Manchester, M2 4LQ
First Floor, 55 King Street, Manchester, M2 4LQ
Unit 6A, 55 King Street, Manchester, M2 4LQ
Flat 301, 56 Cross Street, Manchester, M2 7AR
Flat 202, 56 Cross Street, Manchester, M2 7AR
Flat 304, 56 Cross Street, Manchester, M2 7AR
Third Floor Rear, 64 Cross Street, Manchester, M2 4JQ
Flat 403, 37 Cross Street, Manchester, M2 4JE
Flat 402, 37 Cross Street, Manchester, M2 4JE
Flat 202, 37 Cross Street, Manchester, M2 4JE
Fourth Floor, 76 King Street, Manchester, M2 4NH
Ground Floor, 10 Chapel Walks, Manchester, M2 1HL
Second Floor, 10 Chapel Walks, Manchester, M2 1HL
Sixth Floor, 55 King Street, Manchester, M2 4LQ
Third Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Sixth Floor Suites 6 To 9, 55 King Street, Manchester, M2 4LQ
Unit 3, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 9, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 8, 55 King Street, Manchester, M2 4LQ
42 Cross Street, Manchester, M2 7AR
Third Floor, 64 Cross Street, Manchester, M2 4JQ
74 King Street, Manchester, M2 4NJ
Flat 201, 37 Cross Street, Manchester, M2 4JE
Third Floor, 76 King Street, Manchester, M2 4NH
39 Cross Street, Manchester, M2 4JE
Basement 3 Storage 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 6, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 7, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 16, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 4, 55 King Street, Manchester, M2 4LQ
44 Cross Street, Manchester, M2 7AR
Flat 305, 56 Cross Street, Manchester, M2 7AR
Flat 205, 56 Cross Street, Manchester, M2 7AR
Basement To First Floor, 37 Cross Street, Manchester, M2 4JE
Basement And Ground Floor, 76 King Street, Manchester, M2 4NH
Seventh Floor, 10 Chapel Walks, Manchester, M2 1HL
Unit 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 18, 55 King Street, Manchester, M2 4LQ
Fourth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Second Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Fourth Floor, 55 King Street, Manchester, M2 4LQ
Third Floor, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 1, 55 King Street, Manchester, M2 4LQ

Flat 203, 56 Cross Street, Manchester, M2 7AR
Flat 201, 56 Cross Street, Manchester, M2 7AR
First Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 204, 37 Cross Street, Manchester, M2 4JE
Flat 304, 37 Cross Street, Manchester, M2 4JE
41 Cross Street, Manchester, M2 4JE
First Floor, 10 Chapel Walks, Manchester, M2 1HL
Mezzanine Floor, 33 Cross Street, Manchester, M2 1NL
33 Cross Street, Manchester, M2 1NL
Sixth Floor Suite 4, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 2, 55 King Street, Manchester, M2 4LQ
First Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Smile Sylist, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Basement 3 Storage 10, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 19, 55 King Street, Manchester, M2 4LQ
Flat 204, 56 Cross Street, Manchester, M2 7AR
First Floor, 33 Cross Street, Manchester, M2 1NL
64 Cross Street, Manchester, M2 4JQ
66 - 68 Cross Street, Manchester, M2 4JQ
Flat 404, 37 Cross Street, Manchester, M2 4JE
Flat 203, 37 Cross Street, Manchester, M2 4JE
Sixth Floor, 10 Chapel Walks, Manchester, M2 1HL
Fourth Floor, 10 Chapel Walks, Manchester, M2 1HL
Fifth Floor, 10 Chapel Walks, Manchester, M2 1HL
Eighth Floor, 10 Chapel Walks, Manchester, M2 1HL
SUCCESS APPOINTMENTS LIMITED, Sixth Floor Suite 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 3, 55 King Street, Manchester, M2 4LQ
Unit 2, 55 King Street, Manchester, M2 4LQ
Basement, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Unit 6, 55 King Street, Manchester, M2 4LQ
Unit 1, 55 King Street, Manchester, M2 4LQ
Advertising Right At The Junction Cross Street, St Ann Street, Manchester, M2 7LG
36 Cross Street, Manchester, M2 7AQ
52 Cross Street, Manchester, M2 4JR
46 Cross Street, Manchester, M2 7AR
Flat 303, 56 Cross Street, Manchester, M2 7AR
Flat 302, 37 Cross Street, Manchester, M2 4JE
Cross Street Chapel, 29 Cross Street, Manchester, M2 1NL
Fifth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Basement 3 Storage 15, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 14, 55 King Street, Manchester, M2 4LQ
51 King Street, Manchester, M2 7AZ
Flat 303, 37 Cross Street, Manchester, M2 4JE
BERWIN LEIGHTON PAISNER LLP, First Floor, 76 King Street, Manchester, M2 4NH
Abbey College Manchester, Virginia House, 5 - 7 Cheapside, Manchester, M2 4WG
Second Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 12, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 13, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 1, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 3, 55 King Street, Manchester, M2 4LQ
Unit 4, 55 King Street, Manchester, M2 4LQ
Flat 302, 56 Cross Street, Manchester, M2 7AR
62 Cross Street, Manchester, M2 4JQ

Second Floor, 64 Cross Street, Manchester, M2 4JQ
Third Floor Front, 64 Cross Street, Manchester, M2 4JQ
Flat 401, 37 Cross Street, Manchester, M2 4JE
Flat 301, 37 Cross Street, Manchester, M2 4JE

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street Conservation Area 1970
Area Team Boundary - Name: CENTRAL