

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137022/LO/2023

Date registered valid: 19 May 2023

Proposal: Listed Building Consent for refurbishment of the ground floor and part of the basement including decoration and minor alterations.

Address: Slug & Lettuce , 64-66 Deansgate, Manchester, M3 2EN

Ward(s): Deansgate Ward

Applicant: The Stonegate Group

Agent (if any): Planning Potential Planning Potential Ltd.

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approved

Date of recommendation: 17/07/2023

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 2 June 2023

Standard consultations:

Printed: 30 May 2023 Expired: 20 June 2023

Neighbour notifications

Printed: 30 May 2023 Expired: 20 June 2023

Site notice

Posted: 2 June 2023 Expired: 23 June 2023

Press advert

Published: 6 June 2023 Expired: 20 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Parsonage Gardens Conservation Area 1985

Tree Preservation Order: Not Applicable

The site is located adjacent to Deansgate with adoption to the back of footway which also includes an external seating area to the frontage of the property. It lies within Parsonage Gardens Conservation Area and a section of the seating area also comprises unadopted hardstanding located directly beneath the building canopy. The Grade II* listed building of Barton Arcade sits directly opposite.

The surrounding area is categorised by drinking establishments, eating establishments and shops.

Description of Development

The application seeks consent for the refurbishment of the ground floor and part of the basement. Internal works include decoration, upkeeping and minor alterations. A more details and comprehensive are detailed below:

Ground Floor (Proposed)

- Existing Drink Shelf to be removed.
- Removal of brick slip finish (Modem addition) in the central area. Wall to be over boarded to allow new wallpaper finish detailed in 4276 - LBO8B.
- New upper back fitting in the bar servery area.

- New feature seating booth as per drawing ref: 4267 LB05D.
- New cocktail masterclass backfitting; 2no new bottle coolers; Belfast sink; central cupboard and framed living wall to be positioned in the central area (with Neon Cocktails sign).
- 4no. New feature VIP seating booths.
- Existing cocktail masterclass backfitting to be removed and replaced with new dining height seating.
- Opening between lounge/dining area and central area to be infilled with materials that match the existing.
- Existing framed mirror in the lounge/dining area to be removed and wall will be made good.
- 2no. Timber Raft (Type 1) in the lounge/dining area (see drawing ref: 4267-LB02E & LBO3B).
- All proposed Ground Floor and Basement finishes (including floor finishes) as agreed with Manchester City Council (4267-LB10A; 4267-LB11A & 4267-LB12A).
- The proposed staircase timber finish retained as existing, with replacement nosing's as required (match location and size of existing)
- 2no. feature birdcage and seating booths as per drawing ref: 4267-LBO2E

Part Basement (Proposed)

- Ladies and Gents toilets to be switched over and fully refurbished
- Refurbishment of ladies toilets — New vanity unit with new taps and WHBS; re-use 3no. existing WC's to allow for new white seats and flush mechanisms; 6no. new WC's and new flush mechanisms; Retain 3no. existing cubicle partitions and give them a new tile/wallpaper finish; 3no. new cubicles with associated studwork and partition system, which include new cubicle doors, frames and arches; new tiled finish and wallpaper throughout; New vinyl floor; new illuminated selfie mirror and full height vanity mirrors; new Make-up shelf with illuminated mirrors; 1no. new radiator; LED lighting to the bathrooms perimeter.
- Refurbishment of male toilets — removal of 3no. existing cubicles and surfaces made good; New vanity unit and 5no. new WHB's and taps; New IPS system to walls and re-use existing urinals; 3no. new W/C's; retain remaining cubicle walls to allow wall finished; decorate existing cubicle doors and architraves; New black IPS system/Panels to cubicles; New tiled finish; New vinyl flooring; New illuminated Vanity mirrors.
- Basement Lobby to receive new wallpaper finish; vinyl floor and new illuminated selfie mirror. Existing escape stairs to receive new paint finish.
- Existing Lobbies (entrances to toilets) will receive panelling and décor T&G Dago panelling and decorative finish. Existing doors and ironmongery to be retained & made good. New matting will be installed.
- Stairs and Walls to the basement will receive a new decorative finish and new vinyl flooring.
- All proposed Ground Floor and Basement finishes (including floor finishes) as agreed with Manchester City Council (4267-LB10A; 4267-LB11A & 4267-LB12A).

Relevant Planning History

081533/LO/2006/C1 - Retrospective Listed Building Consent for internal alterations to ground floor. Approved April 2007.

102957/LO/2013/C1 - Listed Building Consent for the refurbishment of the ground and lower ground floor. Approved December 2013.

135585/LO/2022 - Listed building consent for refurbishment of the ground floor and part of the basement. Internal works include decoration, upkeep and minor alterations. Approved March 2023.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding buildings. No responses have been received as a result of this publicity.

Policy

The Adopted Core Strategy for the City of Manchester

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the **NPPF** that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

Issues

Principle

There is no objection to the principle of the refurbishment of the ground floor and part of the basement. Internal works include decoration, up keeping and minor alterations.

Impact on the Heritage Asset

Policies EN3 and DM1 of the Core Strategy states that the Council will encourage development that takes advantage of the City's heritage. The NPPF defines 'significance' as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.

The agreed upon works will not lead to an unwarranted loss or original/historic fabric and they will not harm or conceal ornate core features of the Grade II Listed Building. Similar internal works were carried out in 2006 and 2013 to the building and they have not been considered to have caused any harm to the heritage asset. The proposed works will result in a low level of

harm to the significance of the building. The work is revisable. The level of harm is considered to amount to less than substantial as defined within paragraph 202 of the NPPF.

The works to the listed building are considered to be necessary in order to improve the comfort and aesthetic appeal of the internal areas, as well as to improve customer facilities in the building, which will enable a more efficient and hospitable level of service. This particular site has been selected as a flagship site for the Slug & Lettuce group, hence the need for a new application for internal works as the works approved under 135585/LO/2022 were submitted and approved before this change in strategy from the Slug & Lettuce group.

Various aspects have been removed from the original proposal as it was considered that they would unduly clutter its appearance, detract from the original/historic features, or cause harm to the historic fabric of the building. These included proposals to install a mirror effect vinyl to the original sash windows, proposals to have feature bird cages near the external windows facing out on to Deansgate, as well as wallpaper finishes to the Historic Cabinet.

Although the Timber rafts to be fitted from the underside of the ceiling over the lounge/dining area would have some impact, externally and internally, it is determined that the impact of these rafts would be lesser than others proposed, due to no features of particular interest surviving. These rafts are also considered to be no more harmful than the timber rafts already approved under 135585/LO/2022. On balance, it was considered that the rafters here would be acceptable.

Thorough details of finishes to walls, ceilings, floors, and other architectural features have been provided as a part of the application, so there is no need for a pre-commencement condition to be included for these aspects.

Conclusion

In view of the above, this application is considered acceptable, as the works are not considered to cause any harm to the special interest and character this Grade II listed building.

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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Numerous matters were raised with the applicant during the course of the application that needed to be resolved from both a Heritage perspective. These matters were resolved and the application was approved within a timely manner.

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:

Received by the City Council as Local Planning Authority on 19 May 2023:

Existing Ground & (Part) Basement Floor Plan 4267 - LB01 (Location and Site Plan Included)

Received by the City Council as Local Planning Authority on 22 Jun 2023:

Proposed General Details Sheet 4 - (Masterclass Back Fitting) 4267-LB07C

Proposed General Details Sheet 5 - (Feature Columns) 4267-LB08B

Received by the City Council as Local Planning Authority on 29 Jun 2023:

Proposed General Details Sheet 2 - (Birdcage Booth 2) 4267-LB05D

Proposed General Details Sheet 3 - (Mid Poseur Height VIP Booths) 4267-LB06D

Proposed General Details Sheet 6 - (Arched Wallpaper Panelled Walls) 4267-LB09

Received by the City Council as Local Planning Authority on 10 Jul 2023:

Proposed GF Notes & Finishes 4267-LB010A

Proposed Basement Notes & Finishes 4267-LB011A

Proposed Floor Finishes 4267-LB012A

Received by the City Council as Local Planning Authority on 12 Jul 2023:

Proposed Ground Plan Showing Ceiling & Rafts 4267-LB03B

Proposed General Details Sheet 1 - (Birdcage Booth 1) 4267-LB04C

Proposed Ground & (Part) Basement Floor Plan 4267-LB02E
Planning & Heritage Statement
Design & Access Statement
Significance Statement

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.

3) All internal finishes, including floor finishes, ceiling finishes, floor finishes, and finishes to other architectural features shall be carried out fully in accordance with the approved information in the following documents, and shall be completed prior to the completion of the development:

PROPOSED GF NOTES & FINISHES 4267-LB010A
PROPOSED BASEMENT NOTES & FINISHES 4267-LB011A
PROPOSED FLOOR FINISHES 4267-LB012A

Reason - In the interests of visual amenity, and because 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) All wallpaper work shall be carried out fully in accordance with the approved information in the following documents, and shall be completed prior to the completion of the development:

PROPOSED GF NOTES & FINISHES 4267-LB010A
PROPOSED BASEMENT NOTES & FINISHES 4267-LB011A

Reason - In the interests of visual amenity, and because 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) All breathable product specification to walls shall be carried out fully in accordance with the approved information in the following documents, and shall be completed prior to the completion of the development:

PROPOSED GF NOTES & FINISHES 4267-LB010A
PROPOSED BASEMENT NOTES & FINISHES 4267-LB011A

Reason - In the interests of visual amenity, and because 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) All repair and painting of windows and frames shall be carried out on a like for like basis.

Reason - In the interests of visual amenity, and because 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

7) The finish and product specification of the columns shall be carried out fully in accordance with the approved information in the following documents, and shall be completed prior to the completion of the development:

GENERAL DETAILS - SHEET 5 (FEATURE COLUMNS) 4267-LB08C

Reason - In the interests of visual amenity, and because 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

8) The staircase timber finish shall be retaining as existing, with replacement nosings as required to match the location and size of the existing, as agreed in the EMAIL RECEIVED BY HENRY HODGSON ON 22 JUNE 2023.

Reason - In the interests of visual amenity, and because 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

9) New services should match existing in impact, appearance and routing, unless otherwise agreed. The existing and proposed M&E services, particularly including cabling and cabling trays, should be finished to match existing redecoration where not already done so, as agreed in the EMAIL RECEIVED BY HENRY HODGSON ON 22 JUNE 2023.

Reason - In the interests of visual amenity, and because 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Basement And Ground Floor, 76 Deansgate, Manchester, M3 2FW
76 Deansgate, Manchester, M3 2FW
First Floor, 76 Deansgate, Manchester, M3 2FW
Ground Floor, 76 Deansgate, Manchester, M3 2FW
78 Deansgate, Manchester, M3 2FW
First Floor, 62 - 66 Deansgate, Manchester, M3 2EN
51 - 53 Barton Arcade, Manchester, M3 2BJ
Flat 2, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
Flat 1, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
61 Barton Arcade, Manchester, M3 2BJ
Second Floor, 62 - 66 Deansgate, Manchester, M3 2EN
56 - 58 Deansgate, Manchester, M3 2FF
58 Deansgate, Manchester, M3 2FF
51 Deansgate, Manchester, M3 2AY
Lunya, 57 Deansgate, Manchester, M3 2AY
55 Deansgate, Manchester, M3 2BN
53 Deansgate, Manchester, M3 2BB
Third Floor, 62 - 66 Deansgate, Manchester, M3 2EN
62 - 66 Deansgate, Manchester, M3 2EN
45 Deansgate, Manchester, M3 2AY
The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
Slug And Lettuce, 62 - 66 Deansgate, Manchester, M3 2EN
63 Deansgate, Manchester, M3 2BW
61 Deansgate, Manchester, M3 2BW
William Hill, 47 Deansgate, Manchester, M3 2AY
62 Barton Arcade, Manchester, M3 2BJ
49 Deansgate, Manchester, M3 2AY

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 - Parsonage Gardens Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL