

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136699/FO/2023
Date registered valid: 22 June 2023
Proposal: Elevational alterations including new shop front, replacement louvres and installation of awnings.
Address: 200-204 Deansgate, Manchester, M3 3NN
Ward(s): Deansgate Ward

Applicant: ASE RE A LLP C/o CEG
Agent (if any): Miss Victoria Welch WSP
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 14/12/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 4 July 2023 Expired: 25 July 2023

Neighbour notifications

Printed: 4 July 2023 Expired: 25 July 2023

Site notice

Posted: Expired:

Press advert

Published: 11 July 2023 Expired: 25 July 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to the corner of ground floor unit of Royal London House at 200-204 Deansgate, which is situated on the corner of Deansgate and Quay Street. Since 1997, the unit in question has housed an outlet of the outdoor equipment retailer Blacks. The building was originally constructed as an insurance office in 1904. It was designed in the Free Baroque style by Charles Heathcote, an architect who designed a number of important buildings in Manchester's city centre, including the Grade-II listed Onward Buildings which sit opposite Royal London House. The building's significance is largely derived from its ornate facade, including its large ground floor windows. The site also falls within the

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of area

The area relates to Deansgate, one of the main thoroughfares through Manchester city centre, which forms part of the A56. The area houses a number of different uses, including retail, commercial, dining, drinking and office spaces. Deansgate is home to a number of listed and non-listed heritage assets, including the Grade I listed John Rylands Research Institute and Library and the Grade II listed Great Northern Warehouse.

Description of development

The development relates to the installation of a new glass and timber shopfront, 2no. internally illuminated projecting signs, 6no. fabric awnings together with the replacement of louvres on the Little Quay Street elevation and the reinstatement of historic glazed fanlights across the Quay Street and Deansgate elevations,. The proposed new shopfront would incorporate a new entrance way and glazed panels to the northernmost opening on Deansgate. The proposed awnings would be retractable and comprise fabric mounted to traditional-style iron frames

Consultations & Notification Responses

Publicity - notices were displayed adjacent to the development site notifying passers-by of the development. The development was advertised in the local press as those affecting the setting of a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Environmental Health - no objections. Conditions to assess and control noise and fumes associated with the restaurant use requested. Waste management scheme considered acceptable.

Highways Services - no objections. Works to louvres would not impinge on adopted highway. Awnings will require projecting over licence, information to be attached as informative. External planters must be brought inside outside of operating hours, an appropriate condition is attached to this approval.

Design for Security at Greater Manchester Police - no concerns regarding proposed use. Any new shopfront fittings, particularly the proposed entrance doors, should be certified to burglary resistant standards; New glazing should be certified to a minimum of BS 356:P4A; The premises should have a comprehensive CCTV system and a monitored intruder alarm; Opening hours should be in keeping with premises in the local area.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles) CC7 (Mixed Use Development), CC10 (A Place for Everyone) and C10 (Leisure and the Evening Economy) of the Manchester Core Strategy (2012).

Principle

The proposed works relate to the new restaurant use proposed to the corner unit of Royal London House at 200-204 Deansgate. There is no change of use, as the previous use of the unit was as a retail outlet (Class E) whilst the intended use is as a restaurant (Class E). Hence the principle of the use is established. As the proposed works are necessary for the operation of the restaurant, including the incorporation of a new shopfront with customer entrance and louvre screens on Little Quay Street to obscure kitchen plant, the principle of the works is acceptable pursuant to policy CC7 of the MCS, which supports active ground floor uses such as restaurants and policy C10 of the MCS which promotes development that supports a vibrant leisure and evening economy in the City Centre.

Visual Amenity

The application seeks the introduction of a new shopfront on Deansgate, awnings on Deansgate and Quay Street together with reinstatement of glazed fanlights and the replacement of louvres to the rear elevation on Little Quay Street. Policies DM1 and SP1 of the Manchester Core Strategy to consider impacts on visual amenity created by developments. This matter is explored in detail below.

The proposed shopfront would incorporate a new entranceway necessitated by the subdivision of the ground floor unit previously occupied by Blacks by the landlord, with the restaurant use proposed by the applicant occupying the southernmost corner unit. The new shopfront would be introduced in the northernmost opening on Deansgate and replace a single, large, glazed panel.

The new shopfront would subdivide the opening into three vertical sections, with the doorway comprising the northernmost section. Although this new shopfront would have different proportions to the other glazed openings on the Deansgate and Quay Street elevations, the tripartite form contrasting with the single glazed panels of the other windows. However, as the new shopfront would incorporate the customer entrance, it is considered that this visual dissimilarity would draw the eye in a manner that would clearly signal the entrance's location.

Furthermore, the new shopfront allows the opening to be divided into three equal sections owing to the size of the door relative to the opening, creating a balance within the opening itself.

The new shopfront would be timber framed and have a grey granite stallriser. The frames, together with the existing windows would all be painted the same shade of green, typical of the restaurant operator's branding. Whilst the timber of the new shopfront would contrast with the aluminium used on the other windows, the use of the same green finish on the frame, together with the matching stallriser, would create a visual continuity across the Deansgate and Quay Street elevations. Likewise, a smaller window on Quay Street would receive the same green-paint finish.

The works would see the reinstatement of the glazed fanlights in each of the openings on Deansgate and Quay Street. These were removed and filled in by the previous occupier but would have historically been glazed. This reinstatement is supported from a heritage standpoint, whilst also creating a more lightweight and permeable shopfront which would enhance the impression of activity by creating a further reflective element to the elevation. This would uplift the appearance of the unit and the building as a whole.

The proposed awnings would have fabric in the same green as the window frames to match the applicant's branding. They are of a traditional style that is appropriate to the character of the building and echo the scale and design of those to the ground floor unit at the other wing of the building, thereby creating an impression of balance across the elevation.

The rear elevation fronting Little Quay Street would be freshened up, with missing glazed panels reinstated, poor-quality louvres replaced, graffiti removed and timber frames and doorways given a new coat of paint. These windows would give views into rear service areas, and so the glazing will have a frosted vinyl applied to the internal face of the glazing to obscure views whilst allowing some light to penetrate through and maintaining the reflective quality of the glass.

Impact on conservation area

The proposed elevational alterations are considered to have a positive impact on the conservation area. The proposals would activate the prominent corner unit of the building, create a more permeable frontage and reinstate historic features, thereby enhancing the appearance and character of the designated heritage asset.

The proposal would see the reintroduction of glazed fanlights to the Deansgate and Quay Street elevations. This is a reinstatement of a historic feature and therefore would help return the street scape to a more traditional appearance. Likewise, the introduction of a timber shopfront to the northernmost opening in the elevation would enhance the appearance of the conservation area by the introduction of more traditional material and forms to the streetscape. Similarly, the new projecting signs would have a more traditional materiality and form to the previous sign installed by the previous occupier.

To the rear on Little Quay Street, the continued presence of louvres would be detrimental to the appearance of both the building and, hence, conservation area. However, given the longstanding presence of louvres here on the secondary, less prominent elevation, the level of less than substantial harm to the conservation area is low. They would be read in context of other, similar service arrangements on the elevation and would not be unduly prominent elements in the street scene.

There would be some additional harm created by the frosted vinyls applied to the Little Quay Street windows. These vinyls would deactivate this section of the street, to the detriment of the appearance of the conservation area. This is somewhat mitigated by the internal application of

the, which would allow for a degree of reflectiveness, and the translucence of the vinyls, which would allow light to permeate on to the street at nighttime. The degree of less than substantial harm is considered to be very low.

The harm caused by the louvres and vinyls would be somewhat mitigated by the removal of graffiti and the freshening of finishes to the rear elevation. On balance, it is considered that the less than substantial harm caused to the conservation area by elevational alterations to Little Quay Street is outweighed by the heritage and visual amenity benefits of the works to Quay Street and Deansgate and the proposals are therefore acceptable pursuant to policy DC18 of the Unitary Development Plan for Manchester.

Noise & Fumes

The application seeks the replacement of louvres on the rear Little Quay Street elevation associated with the installation of new plant required for the intended restaurant use. To ensure the fumes and odours emitted are sufficiently mitigated against and that the new plant does not lead to an unacceptable increase in background noise, Environmental Health have requested conditions requiring the applicant to submit details of their M&E schemes, together with any necessary mitigation measures, for approval by the City Council. These are attached to this approval. Contingent on compliance with these conditions, development would therefore be considered acceptable pursuant to policy DM1 which does not support development which would create unacceptable levels of disamenity.

Highways

The proposed works are within the site edge red and hence would not impact the adopted highway. The proposed awnings would be 2739mm above the pavement when opened, thereby complying with the minimum headroom requirement of 2.5m. They would project 1206mm over the highway, requiring a projecting over licence from Highways Licencing. The necessary information is attached as an informative to this approval.

Highways advised that any external furniture associated with the use should be removed inside outside operating hours and an appropriate condition is attached to this approval. Given the above, the works are not considered to create any unduly harmful impacts to the adopted highway and are therefore acceptable pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Public safety

The intended use of the unit is appropriate for the location, with many other dining establishments in the vicinity. It is not expected to give rise to any public safety issues. The application has been assessed by the Design for Security Team at Greater Manchester Police. They raised no objections, but provided a number of security recommendations which are attached as informative to this approval.

Access

As confirmed in section 4.2 of the Design and Access Statement, there is level access from the street into the restaurant. The door is 1050mm wide, sufficient clearance for wheelchair users. This should ensure suitable disabled access into the restaurant, including to the ground floor disabled access toilet. The development is therefore considered acceptable pursuant to policy CC10 which promotes high-quality accessibility.

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.

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Drawing - Proposed 03 15 (C) EXTERNAL ELEVATIONS AND SHOPFRONT DETAIL received by the City Council, as Local Planning Authority, on 09/11/2023

-Drawing - Proposed 03 22 REV B LITTLE QUAY ST ELEVATION

-Drawing - Proposed X6 DRAWINGS REV 10 HVAC LAYOUTS, LOUVRE DETAILS & CONDENSING UNITS

Received by the City Council, as Local Planning Authority, on 24/11/2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) Prior to the commencement of any external works, as appropriate, physical samples and written specifications of the following shall be submitted for approval in writing by the City Council as Local Planning Authority. This includes the following:

- a) louvres
- b) paintwork
- c) metalwork (including door handles, projecting signage)
- d) awnings (including fabric and an in-situ sample of the frame)
- e) stonework

The approved materials shall be implemented as part of the development and remain in situ for the duration of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy

5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

6) Outside of the opening hours of the restaurant, any external furniture shall be moved to the inside of the premises.

Reason - In the interests of amenity in order to reduce noise and general disturbance in accordance with policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
Dirty Martini, 1 Peter Street, Manchester, M2 5QR
205 Deansgate, Manchester, M3 3NW
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
111 Sunlight House, Quay Street, Manchester, M3 3LE
Sub Basement, 201 Deansgate, Manchester, M3 3NW
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
209 Deansgate, Manchester, M3 3NW
Second Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Flat, Sunlight House, Quay Street, Manchester, M3 3JZ
Greek Grill House, Kiosk Adjacent 223, Deansgate, Manchester, M3 4EN
Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
109 Sunlight House, Quay Street, Manchester, M3 3LE
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
Ground Floor, 201 Deansgate, Manchester, M3 3NW
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Store Rear Of 192, Deansgate, Manchester, M3 3ND
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Old Grapes Inn, Quay Street, Manchester, M3 3JU
194 Deansgate, Manchester, M3 3ND
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
198 Deansgate, Manchester, M3 3NE
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
London House, 193 Deansgate, Manchester, M3 3NE
207 Dental Care, First Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE

Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, 201 Deansgate, Manchester, M3 3SL
1 Little Quay Street, Manchester, M3 3JU
2 Bootle Street, Manchester, M2 5GU
207 Dental Care, First Floor 207 Dental Care, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
201 Deansgate, Manchester, M3 3DN
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Basement, 201 Deansgate, Manchester, M3 3NW
Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Royal London House, 196 Deansgate, Manchester, M3 3WF
11 - 13 Bootle Street, Manchester, M2 5GU
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Sainsbury's, 242 Deansgate, Manchester, M3 4BQ
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
AIG EUROPE LIMITED, Fourth Floor, 201 Deansgate, Manchester, M3 3NW
Third Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
188 - 192 Deansgate, Manchester, M3 3ND
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
First Floor To Third Floor, 201 Deansgate, Manchester, M3 3NW

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 - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRAL