

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 136701/LO/2023

**Date registered valid:** 22 June 2023

**Proposal:** Listed Building Consent for elevational alterations including new shop front, replacement louvres and installation of awnings and erection of 2 x internally illuminated projecting signs and 1 x externally illuminated fascia sign together with internal fitout for a restaurant use, including the installation of new plant and kitchen and the modification of a basement archway.

**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](mailto:maximillian.gibson@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 13/12/2023

## Application details

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:**

### Standard consultations:

Printed: 30 June 2023      Expired: 21 July 2023

### Neighbour notifications

Printed: 30 June 2023      Expired: 21 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 Deansgate Conservation Area.

**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 reconfiguration of a ground floor and basement unit in Royal London House to facilitate its use as a restaurant. This would include the installation of a new shopfront, new signage, a kitchen and bar, WCs, bin store, chiller and other service areas, the installation of new M&E services and the introduction of new wall and floor finishes.

## **Consultations & Notification Responses**

Publicity - a notice was displayed on site notifying passers-by of the development. A notice was placed in the local press advertising the works as those affecting a listed building. Letters were sent to surrounding occupiers informing them of the development. No representations have been received as a result of this publicity.

## **Issues**

The main policies that relate to this application are SP1 (Spatial Principles), DM1 (Development Management), EN3 (Heritage) and CC9 (Design and Heritage) of the Manchester Core Strategy (2012), DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan for Manchester (1995) and Section 16 (Conserving the historic environment) of the National Planning Policy Framework.

### Principle

The proposed works, including the installation of ducting to the internal ceilings and within the internal lightwell up to the roof together with penetrations through historic walls to the lightwell and lobby, are required to connect with the extraction and ventilation system of a new ground floor restaurant unit. The works would therefore support bringing the prominent corner unit of Royal London House into a viable economic use. This is supported by paragraph 202 of the NPPF, which supports bringing listed buildings into optimum viable use and policy EN3 of the Manchester Core Strategy (2012) which encourages the reuse of heritage assets. Given the above, the principle of the works is considered acceptable.

### Impacts on the listed building

#### *Internal*

The unit in which the development is proposed was previously fit-out for use as a retail outlet. This fit-out totally obscured all historic features and proportions of the building through the use of plasterboard walls and suspended ceiling and vinyl flooring. The application seeks to refit the unit as a restaurant and, in doing so, reveal the historic character of the building. However, it would also necessitate the installation of new service areas and M&E commensurate with the new use and so any less than substantial harm created must be balance against the public benefits the proposal. An assessment of this is carried out below.

#### *Kitchen & service areas*

The degree of less than substantial created by the installation of a new kitchen to the rear of the ground floor and service areas, office, chiller and staff toilets at the rear of the basement is at the higher end of the scale.

The kitchen needs to provide a sufficiently hygienic environment for the preparation of food and therefore it is proposed to install a new shell within which all the kitchen equipment would be installed. This would include vinyl anti-slip safety floor, hygienic wall cladding to walls and suspended 600mm x 600mm hygienic tile lay in grid ceiling, hangers to new suspended ceiling to be fitted using fixing holes from previous suspended ceilings.

This shell would alter the proportions of the space in which the kitchen would sit, particularly due to the suspended ceiling and the separate kitchen walls, which would stand independent of the historic walls. This would substantially alter the appearance of this space, leading to a moderate degree of less than substantial harm. However, this method of kitchen installation has been chosen to minimise interventions into historic fabric and create a full reversible intervention into the listed building.

The walls of the shell would be installed separate of the historic walls of the space that would contain the kitchen. The suspended ceiling would be installed below the height of the historic

cornices and other decorative features to ensure they are protected and would be mounted using the existing fixing holes left by the previous suspended ceiling. The vinyl flooring would be attached to a loose lay plywood floor that sits on top of the historic floor with no fixings. The separation of the kitchen walls and ceilings would allow the walls underneath to continue to have air circulation, mitigating against any possible damp in future.

There would be several full-height plasterboard partitions introduced at the rear of the basement to create a chiller, storage, staff toilets and other service facilities. These would alter the proportions and arrangement of the space, thereby creating a moderate degree of less than substantial harm to the building. To ensure there is no damage to historic fabric, the plasterboard will be scribed around historic features, with a layer compriband compressible tape at the junction between new and historic fabric. Again, these works would create a moderate degree of less than substantial harm to the listed building through the alteration of the internal floorplate. However, this is considered to be outweighed by the public benefit of providing the facilities necessary to bring the unit into use. It would be further mitigated by the continued exposure of all glazed brick walls with the exception of the prep room.

On balance, despite the failing to preserve or enhance the appearance of the listed building, the works are considered acceptable as they are necessary to bring the unit into a viable economic use and have been designed in a manner that minimises interventions into historic fabric.

#### *M&E Service arrangements*

The service arrangements would result in a moderate degree of less than substantial harm. This would primarily be created the penetrations through historic walls necessary to connect the kitchen extract with the landlord's flue in the internal lightwell. The penetrations are to be made at high level, but below the cornicing, to avoid any damage to historic features. Whilst this would necessitate the removal of historic fabric, the connection with landlord ducting to the roof would avoid the need for additional services on the building's elevations. The penetrations would be discrete to ensure the appearance and character of the building is not unduly impacted.

There would also be a small degree of less than substantial created by the service trays to the ceilings that would allow the wiring of lighting, speakers etc. Whilst this would be read as a clearly modern intervention, it is considered to be the least invasive manner of installing electrical cabling, avoiding suspended ceiling and hence allowing historic features to remain uncovered. The trays would utilise existing fixing points and fixtures, such as lights and security equipment would be attached to the tray to avoid the need for further fixing points. All cornices and beams would avoided.

To the rear of the basement, where electrical equipment such as the junction and fuse boxes would be installed, these would be mounted on a board attached to timber battens. This area had a pre-existing arrangement of battens and it is proposed that the same fixing points are used for the new battens, thereby minimising any further interventions into the historic walls.

On balance, these works are considered acceptable as would ensure that the building has appropriate service arrangements for any business to operate from the unit. The services were previously run through a suspended ceiling which has been removed to better reveal the buildings character, but it is accepted that a certain level of M&E is required for any business. The cable trays minimise the visual impact and fixing points, whilst the ducting to the roof would

#### *Partitions*

On the ground floor, a new party wall would be installed to separate the unit from the neighbouring demise. The subdivision of the ground floor commercial space into separate units is consistent with the history of the building, which would have been reconfigured over time according to occupier needs. The stopping up of the gaps between section of existing masonry

wall would be fabricated from plywood with cavity insulation and treated to ensure fire resistance.

Where full height partitions are present in the basement, the plasterboard will be scribed around historic features, with a layer compriband compressible tape at the junction between new and historic fabric. This would prevent damage to, and fixings into, historic features whilst still allowing for the subdivision necessary to create a viable restaurant business.

There are a number of decorative timber and glass screens proposed to the ground floor, including behind the bar. These would either be fabricated from hardwood with green-tinted glazing or metal framed with clear glazing. The proposed screens would be freestanding and would not be full height, whilst the glazing would make them visually permeable. This characteristic would allow the proportions of the ground floor to continue to be fully appreciated. Junctions with any historic walls or cornices would use compriband tape as elsewhere.

There would be a lobby installed by the front door to aid acoustic and thermal insulation. This would be full height, timber framed and highly glazed, in a design that mirrors the new shopfront. The timber would be scribed to avoid touching the cornicing, with a compriband tape used at the junctions. Whilst this would create a degree of small less than substantial harm through a full height subdivision altering the form and appearance of the unit, this is considered to be outweighed by the benefit of appropriately insulating the space - in particular in avoiding significant breakout noise that would cause disamenity to surrounding occupiers. The high visual permeability would also afford passers-by relatively unobstructed views into the unit, allowing the historic features to be more readily appreciated by members of the public.

### *Toilets*

The WCs in the basement would be formed through the use of hardwood panelling partitions to create cubicles. The partitions would not be full height, ensuring there is no conflict with historic cornices and corbels. The area of floor over which the toilet block is to be installed is coated in mastic, which can have a hygienic tiled finish laid directly on top without interfering with any areas of timber floor. The staff toilets to the rear of the basement would be installed as per the subdivision of the rest of the basement, with new partition walls scribed around historic features and a hygienic vinyl floor covering laid atop a loose lay plywood floor.

The upstairs accessible WC would be at the rear of the unit where an office was situated by the previous occupier. The floor would be loose lay timber flooring to match the existing timber floor. The toilet would be full height, allowing the cornicing on the ceiling to be retained and appreciated.

### *Staircase*

There is an existing staircase that leads from the ground floor into the basement, installed by the previous occupier, and hence there is an existing opening to allow for the installation of a new staircase, although this would be reduced in size with a new concrete slab. The existing staircase is of a modern appearance, with a metal banister, plasterboard balustrade and modern, commercial carpeting to the steps.

The proposed staircase would be of a more traditional design. The proposed stair treads, risers and handrails would be fabricated from solid oak with a wood stain finish to match the historic timber flooring to the basement floor. The nosings on the staircase would be antique brass nosings. This element of the proposal is considered to be positive, with the traditional materiality and design enhancing the character and appearance of the listed building.

### *Bar*

The bar would be installed on top of the new concrete slab that would reduce the stair opening. It would be fabricated from ply, with oak cladding to match the stairs, a marble top and antique brass fittings. The rear screen and shelving would not be full height, allowing a continue appreciation of the unit's proportions. The installation on top of a new concrete section of floor would prevent fixing into historic flooring. The junction of the bar with a historic column would be infilled with compriband tape to protect the column.

Whilst the bar would create a new floorplate arrangement to the ground floor, the quality of the finish and the traditional style and materials employed would create a new element that is appropriate to the heritage of the building. Fixings into historic fabric are avoided and historic features and proportions would remain exposed. The introduction of the bar is consistent with the proposed use, which would help ensure the buildings continued financial viability.

On balance, this element of the works is considered to be acceptable, with the small degree of less than substantial harm created by the introduction of such a large, solid element to the centre of the ground floor outweighed by the public benefit of facilitating the new restaurant use.

### *Wall finishes*

Outside of the kitchen installation works outlined previously in this report, which would see the installation of modern wall finishes to newly create walls, historic wall finishes would be retained and made good. Existing plasterwork and cornices would be repaired using NHL-2 plaster, a breathable, traditional lime plaster which would allow the historic walls to breathe, mitigating against future damp issues.

New timber panelling would be applied to the ground floor masonry walls, fabricated from softwood boards with a hardwood capping piece. These would not be full height and would allow the retention of historic cornices throughout. The areas above the panelling would be repaired in lime plaster. Where elements of historic timber panelling, dado rail and skirting remain in situ these would be made good and repainted. The use of timber panelling is supported as it utilises a traditional material, is consistent with the presence of historic timber panelling at various points throughout the unit and would allow for the retention of the historic cornices and corbels throughout.

The softwood timber panelling is a breathable finish which should prevent further damp related decay of the brickwork. There is significant water ingress due to faulty pipework on the perimeter walls which would preclude the use of plaster and the timber would allow the walls to dry whilst providing a robust finish.

In the basement, where significant areas of glazed brick wall remain, these would be retained in full and cleaned, made good and repaired as required using white hydraulic restoration mortar by Keim. This is considered to be a heritage benefit of the proposals as it would fully retain and repair a historic feature.

On balance, although the works would require the introduction of some modern finishes to the walls of the listed building, primarily to the ground floor infills and new basement partitions together with the new softwood panelling, the works would allow for the retention and repair of historic timber panelling, dado rails and skirting, historic plasterwork, glazed bricks and plaster corning.

### *Floor finishes*

In the dining areas on both floors, the existing timber flooring in situ would be retained, made good, sanded and given a natural oil treatment. This would help better reveal a significant feature, particularly the basement parquet, and ensure its continued preservation. In the basement

dining area, where there is no parquet in situ, hardwood timber flooring would be laid to create an aesthetic continuity.

In the service areas and kitchen, loose lay plywood will be covered in safety vinyl flooring necessary in these areas. The plywood barrier would prevent any fixing into historic flooring. A similar approach would be used for the carpeting in the entrance lobby and office. The tiling in the basement toilets would be laid on an existing mastic floor treatment and would not impact any historic fabric. The ground floor toilet would have loose lay timber flooring to match the existing.

The floor finishes, as noted previously, would result in a small degree of less than substantial harm due to the covering over of timber flooring in the kitchen and service areas, lobby and office. However, this would be mitigated to a degree by the use of a loose lay plywood layer between the historic timber and safety vinyl floor or carpet covering, which would prevent the need for any fixing into historic fabric. This is considered acceptable when balanced against the exposing of historic floor boarding across most of the floorplate, which would allow it to be repaired and fully appreciated. On balance, the works are considered acceptable, with the harm outweighed by the exposure of historically significant floor finishes across most of the restaurant.

### *Fireplaces*

The fireplaces throughout the unit on both floors would be retained. However, to ensure adequate fire safety, the voids would be infilled with plasterboard and treated to achieve the necessary 90-minute fire rating. On balance, this is considered acceptable as the harm caused to the fireplaces by altering their form and profile with the plasterboard are substantially outweighed by the public safety benefits of ensuring adequate fire safety.

### *Columns*

It is proposed that the steel columns would be retained and cleaned ready to receive intumescent paint system and finished in black gloss paint. To be treated with Thermoguard Thermocoat W1 or similar which is applied in three coats to achieve 90min resistance. The product is white and is opaque. Once cured, the columns will be painted black. The less than substantial harm created by covering over the raw steel finish would be outweighed by the public safety benefits of ensuring adequate fire safety.

### *Lift shaft*

There is an historic lift shaft to the rear of the unit which was uncovered during the soft strip investigation works. On the ground floor, the opening into the shaft retains the heavy steel safety doors. It is proposed to retain these and secure them shut, allowing them to be appreciated in full, with this element of the proposal representing a heritage benefit.

In the basement, these safety doors were removed at some juncture. Therefore, the opening would be infilled, in the same manner as the party wall, to ensure adequate fire safety. The less than substantial harm created by covering up this historic feature is outweighed by the public safety benefits of ensuring adequate fire safety.

### *Furniture*

All furniture would be freestanding, including the fixed booth-styles seating proposed in the dining areas and the proposed popcorn machine. This booth-style seating would have no fixings into the walls, floors and ceilings, ensuring their installation is fully reversible. It is considered that there would be no impact on the listed building as a result of the installation of furniture.

### *External*

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. The use of a timber frame is supported on the listed building, as it is a traditional material which would have been typical of shopfronts when the building was originally constructed. Whilst the timber of the new shopfront would not match with the aluminium used on the other windows, the use of the same green finish of 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.

There would be new signage installed as part of the proposal. This would consist of two new projecting signs at the same locations as those installed by the previous occupier. This would allow the reuse of the existing fixing points. The signage itself would be slimline and externally illuminated. The fascia sign would consist of individual letters mounted behind the glass fanlight and hung from a rack affixed to the new shopfront, thereby avoiding any interventions into historic fabric.

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.

### Conclusion

There would be a moderate degree of less than substantial harm created by the proposals, which would primarily be created by the various subdivisions of the ground floor and basement to create the kitchen and service areas, the introduction of hygienic wall and floor finishes that

would obscure the historic finishes and the penetrations through historic walls to allow the routing of ventilation/extract ducting. However, significant efforts have been made to ensure minimal interventions into historic fabric and to reveal and protect historic features, such as the majority of the glazed brick in the basement and plasterwork and timber panelling on the ground floor, most of the historic timber flooring, and the retention of cornices, beams and corbels throughout.

Given the above, on balance the harm caused by the proposed works is considered to be outweighed by the public benefits of securing a viable economic use for the listed building which allows for the revealing, repairing and retaining many historic features and future proofs the unit by providing the necessary, sensitively installed service arrangements for a Class E business to operate. The application is considered acceptable pursuant to policies EN3 and CC9 of the Manchester Core Strategy and DC19 of the Unitary Development Plan which support proposals in listed buildings which preserve or enhance their character and support schemes that are consistent with the building's heritage and Paragraph 202 of the National Planning Policy Framework, which supports development that brings listed buildings into viable economic use.

### **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:**

#### **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 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:

- Drawing - Proposed 03 05 REV E GF PLAN
- Drawing - Proposed 03 06 REV C BASEMENT PLAN
- Drawing - Proposed 03 07 REV H GF PLAN- BUILDERS WORK
- Drawing - Proposed 03 08 REV G BASEMENT FLOOR PLAN- BUILDERS WORKS
- Drawing - Proposed 03 09 REV F GF PLAN-RCP
- Drawing - Proposed 03 10 REV C BASEMENT PLAN-RCP
- Drawing - Proposed 03 15 REV C EXTERNAL ELEVATIONS AND SHOPFRONT DETAILS
- Drawing - Proposed 03 17 REV A FIXED JOINERY-BAR SERVERY AND SCREEN
- Drawing - Proposed 03 18 REV B FIXED JOINERY-DECORATIVE GLAZED SCREENS
- Drawing - Proposed 03 19 REV B FIXED JOINERY- POPCORN STATION AND SCREEN
- Drawing - Proposed 03 20 REV C FIXED JOINERY-LOBBY
- Drawing - Proposed 03 21 REV A SPIT AND LOG STORAGE
- Drawing - Proposed 03 22 REV B LITTLE QUAY ST ELEVATION
- Drawing - Proposed 03 23 REV A GF FIXED SEATING DETAILS PAGE 1
- Drawing - Proposed 03(24) REV A GF FIXED SEATING DETAILS PAGE 2
- Drawing - Proposed 03(25) REV A BASEMENT FIXED SEATING DETAILS
- Drawing - Proposed 03(29) WALL TREATMENTS 1
- Drawing - Proposed 03(30) WALL TREATMENTS 2
- Drawing - Proposed 03(31) WALL TREATMENTS 3
- Drawing - Proposed 03(32) REVA BASEMENT NEW OPENING
- Drawing - Proposed 03(33) GF AWC DETAILS
- Drawing - Proposed 03(34) PROPOSED B1 DETAILS
- Drawing - Proposed 03(35) PROPOSED GF DETAILS
- Drawing - Proposed 06 (12.01) STAIR DETAILS PAGE 1
- Drawing - Proposed 06 (12.02) STAIR DETAILS PAGE 2
- Drawing - Proposed 06 (12.03) STAIR DETAILS PAGE 3
- Drawing - Proposed X6 DRAWINGS REV 10 HVAC LAYOUTS, LOUVRE DETAILS & CONDENSING UNITS

All received by the City Council, as Local Planning Authority, on 07/12/2023

#### Documents

- Design & Access Statement DESIGN AND ACCESS STATEMENT received by the City Council, as Local Planning Authority, on 11/04/2023
- Supporting Information HERITAGE IMPACT ASSESSMENT - ADDENDUM NOVEMBER 2023 received by the City Council, as Local Planning Authority, on 07/12/2023
- Supporting information - METHOD STATEMENT received by the City Council, as Local Planning Authority, on 11/12/2023

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, Sections 12 and 16 of the National Planning Policy Framework.

3) Prior to the installation of any additional M&E services to the listed building that are not specified in the drawings and documents covered in Condition 2, specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location,

appearance and method of installation) shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to first occupation of the development.

Reason - 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 saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) The application of any finishes to the floors, walls, ceilings and original/historic features including columns, fireplaces, plasterwork, pointing and joinery, shall be carried out in accordance with the details, methods and specifications of materials in the approved document (Schedule of Works received by the City Council, as Local Planning Authority, on 11/12/2023). Prior to the wholesale application of any new finishes and repair/ restoration works, material specifications and physical samples shall be submitted for approval in writing by the City Council as local planning authority. This shall include the use of in situ repair samples.

The approved details shall be implemented as part of the development and completed prior to first occupation of the development.

Reason - 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 saved policy DC19.1 of the Unitary Development

5) Prior to the commencement of any repair works to the pavement lights, excluding investigation works, full and final details of all repair works to the pavement lights shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement including scaled drawings and cross-sections (scale 1:10 / 1:15 as appropriate), materials, finishes, fixings and junctions with historic fabric. The approved details shall be implemented in full as part of the development.

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 saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) The new projecting signs hereby approved will be fixed to the wall using the existing fixing points left by the original projecting signs as confirmed on the approved drawing (Drawing - Proposed 03 15 REV C EXTERNAL ELEVATIONS AND SHOPFRONT DETAIL received by the City Council, as Local Planning Authority, on 07/12/2023).

Reason - To ensure that the development minimises harm to the historic fabric of a listed building. 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.

## **Appendix 1 – List of consultees & neighbours notified**

### Heritage & Urban Design

Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN  
Greek Grill House, Kiosk Adjacent 223, Deansgate, Manchester, M3 4EN  
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF  
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN  
Fourth Floor, 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  
First Floor, Overseas House, Quay Street, Manchester, M3 3HN  
Sainsbury's, 242 Deansgate, Manchester, M3 4BQ  
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN  
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF  
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF  
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF  
223 Deansgate, Manchester, M3 4BQ  
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF  
London House, 193 Deansgate, Manchester, M3 3NE  
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE  
Overseas House, Quay Street, Manchester, M3 3HN  
Old Grapes Inn, Quay Street, Manchester, M3 3JU  
Royal London House, 196 Deansgate, Manchester, M3 3WF  
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN  
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF  
Dirty Martini, 1 Peter Street, Manchester, M2 5QR  
Opium Restaurant & Cocktail Bar, 225 Deansgate, Manchester, M3 4EN  
194 Deansgate, Manchester, M3 3ND  
198 Deansgate, Manchester, M3 3NE

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3  
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