

## Planning

## Growth & Development

### Delegated officer report for planning application

|                                |                                                                                                                                                                         |                |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Application no.</b>         | 137256/LO/2023                                                                                                                                                          |                |
| <b>Date registered valid:</b>  | 13 June 2023                                                                                                                                                            |                |
| <b>Proposal:</b>               | Listed Building Consent for the refurbishment of the fourth floor common areas of Royal London House, to include painting cornicing and installation of pendant lights. |                |
| <b>Address:</b>                | Royal London House , 196 Deansgate, Manchester, M3 3NE                                                                                                                  |                |
| <b>Ward(s):</b>                | Deansgate                                                                                                                                                               | Ward           |
| <b>Applicant:</b>              | ASE REA LLP c/o CEG                                                                                                                                                     |                |
| <b>Agent (if any):</b>         | Miss Victoria Welch WSP                                                                                                                                                 |                |
| <b>Case officer:</b>           | Max<br>Tel: 0161 219<br>Email: maximillian.gibson@manchester.gov.uk                                                                                                     | Gibson<br>6359 |
| <b>Recommendation:</b>         | Approve                                                                                                                                                                 |                |
| <b>Date of recommendation:</b> | 27 July 2023                                                                                                                                                            |                |

## Application details

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:**

### Standard consultations:

Printed: 21 June 2023      Expired: 12 July 2023

### Neighbour notifications

Printed: 21 June 2023      Expired: 12 July 2023

### Site notice

Posted:      Expired:

### Press advert

Published: 27 June 2023      Expired: 11 July 2023

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

**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.

The site relates to the fourth floor of Royal London House, a 19th Century commercial building on the corner of Deansgate and Quay Street. The building comprises retail and dining units on the ground floor with offices to the floors above. The building was designed in the free Baroque style by Charles Heathcote an architect prolific across Manchester's City Centre. As with many of Heathcote's Manchester buildings, Royal London House is Grade II-listed.

### Description of development

The development relates to the redecoration of the fourth floor communal areas, including new wall finishes, doors, flooring, and lighting. The redecoration replicates previously approved redecoration on other floors of the building.

## Consultations & Notification Responses

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

## Issues

### Policies

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

### Principle

The proposed development replicates the redecoration scheme previously approved on other floors of the building, following the principles laid out in a heritage partnership agreement under app. ref. HPA/2018/002. The works permitted under the HPA include:

#### *7.1.5 Fit out of office spaces & Common Areas: decoration*

*Redecoration of the office spaces and common areas is to be permissible works. Any redecoration of fabric within the office spaces noted within Table 1: Gazetteer of Historic Finishes should be on a like for like basis only.*

#### *7.1.6 Fit out of office spaces & Common Areas: M&E (works that utilise the existing raised access floor / risers / cooling units / comms areas)*

*Works required for the fit out of the office spaces that utilise the existing M&E systems are to be permissible works. Any M&E works should use existing builderswork routes and penetrations and not create new routes without prior agreement. Any M&E works will not disturb the historic fabric noted within Table 1: Gazetteer of Historic Finishes.*

It is considered that the nature of the works proposed is in accordance with 7.1.5 and 7.1.6. of the HPA therefore, the principle of the works is considered acceptable.

### Impact on the listed building

The development is a light touch redecoration of the stairwell, landing, corridors and toilets.

The walls and ceilings will receive a new coat of paint. The proposed new paintwork would be in emulsion which would ordinarily be discouraged on listed buildings.

Emulsion has previously been used on the walls of the fourth floor, as confirmed by the agent in a email on 19/07/2023 and the ceilings are modern fabric. Therefore, it is considered that the use of emulsion would not result in an unacceptable level of harm to the listed building.

New lighting will be installed to the existing suspended ceilings. The specifications for this lighting match that installed on the 3rd floor under planning permission 127726/LO/2020. As the lighting would be installed into modern fabric, the harm to the listed building is considered negligible.

New doors will be installed to the toilet cubicles. These would be affixed to modern partitions and fully reversible, so there would be no harm to any historic fabric.

The greatest degree of less than substantial harm would be created by the installation of a new partition wall in the male WCs, thereby altering the layout of the building. However, given the

minimal nature of the intervention - a single partition - and the more hidden location in the WC, it is considered that the level of harm is not great enough to warrant a refusal. There are public benefits including allowing the continued occupation of the space in line with modern standards.

#### Impact on the Deansgate Conservation Area

As the works are all internal, there would be no impact on the character or appearance of the conservation area.

Given the above, the works are considered acceptable pursuant to policies EN3, CC9 of the MCS, saved policies DC18 and DC19 of the UDP and Section 16 of the NPPF.

#### **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 proactive manner based on seeking 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 002 GENERAL ARRANGEMENT PLAN
- Drawing - Proposed 003 WALL FINISHES
- Drawing - Proposed 005 RCP AND FEATURE LIGHTING
- Design & Access Statement DESIGN AND ACCESS STATEMENT
- Supporting Information HERITAGE PARTNERSHIP AGREEMENT
- Supporting Information LIGHT FIXTURES
- Supporting Information PAINT FINISHES

all received by the City Council, as Local Planning Authority, on 13/06/2023.

-Correspondence EMAIL FROM AGENT RE: FINISHES  
received by the City Council, as Local Planning Authority, on 19/07/2023.

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.

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

### Heritage & Urban Design

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  
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  
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  
First Floor And Second Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB  
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ  
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  
200 - 204 Deansgate, Manchester, M3 3NN  
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  
Moxy Hotel, 8 Atkinson Street, Manchester, M3 3HH

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  
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 And Ground Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB  
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  
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF  
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  
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

## **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