

Planning

Growth & Development

Delegated officer report for planning application

Application no.	135585/LO/2022		
Date registered valid:	22 December 2022		
Proposal:	Listed building consent for refurbishment of the ground floor and part of the basement. Internal works include decoration, upkeep and minor alterations		
Address:	Slug And 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:	Approve		
Date of recommendation:	07/03/2023		

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 11 January 2023 Expired: 1 February 2023

Neighbour notifications

Printed: 11 January 2023 Expired: 1 February 2023

Site notice

Posted: 23 January 2023 Expired: 13 February 2023

Press advert

Published: 17 January 2023 Expired: 7 February 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of Area

Listed building: Grade II

Conservation area: Parsonage Gardens Conservation Area 1985

Tree Preservation Order: Not applicable

Description of Site/Building

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. A section of the seating area also comprises unadopted hardstanding located directly beneath the building canopy.

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

The site lies within Parsonage Gardens Conservation Area.

Description of Development

The application seeks consent for refurbishment of the ground floor and part of the basement. Internal works include decoration, upkeep and minor alterations.

Ground Floor works

- Installation of Cherry Blossom Tree.
- Existing doors and ironmongery to be retained and made good
- New bar walk to be installed.
- Existing display cabinet to be retain. Existing pendant light fittings to be replaced and shelves redressed.

- New coir matting to be installed in existing lobby.
- Pendant light fittings to be suspended from ceiling.
- 2 no. circular Birdcage seating booths.
- 2 no. new timber ceilings rafts.
- New bar servery.
- 1 no. large VIP seating booth. Formed via a metal framework and pendant light to be fitted from top cross bar.
- Cocktail masterclass back fitting including cabinetry, glass prongs and shelving. Central panel to include faux living wall with LED cocktail.

Part basement works

- Refurbishment of male toilets – New vanity unit with countertop basins and taps; new tiling with side illuminated mirrors fitted to the wall above each basin. Paint applied to walls above tiling everywhere else.
- Refurbishment of female toilets - New vanity unit with countertop basins and taps; new tiling with side illuminated mirrors fitted to the wall above each basin. Wallpaper finish applied to walls above tiling everywhere else. Large mirror to be included.
- Upkeeping and upgrading of the existing lobby.

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.

Consultations & Notification Responses

Urban Design and Heritage - Numerous concerns were raised and a site visit was arranged with a Conservation Officer to get a better understanding of some of the heritage issues in the original proposal. Many issues were raised after this initial site visit. After discussions with the applicant, all raised issues were resolved to Urban Design and Heritage's satisfaction.

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 refurbishment of the ground floor and part of the basement, nor any objection to the principle of internal works including decoration, up keeping and minor alterations.

Impact on the heritage asset

The agreed works would not lead to any loss or original/historic fabric and would 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.

Ceiling rafts in two areas were removed from the original proposal as it was considered that they would unduly clutter its appearance, detracting from the original/historic features. Although the harm would be less than substantial, it would nonetheless be material.

It is considered that 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, the impact of these rafts would be lesser than others proposed, due to no features of particular interest surviving. On balance, it was considered that the rafters here would be acceptable.

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 the 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. Matters were raised with the applicant during the course of the application and these matters were resolved.

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 02 March 2023:

Proposed Listed Buildings Ceilings 4225 LB03A

Proposed Ground and (Part) Basement Floor Plan and Photographic References 4225-LB02E

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

Fourth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Second Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
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
Fifth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Second Floor, 62 - 66 Deansgate, Manchester, M3 2EN
Basement Right, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB
CLARKE BELL LTD, First Floor Left, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB
CHAMBERS HAIR DESIGN LIMITED, Basement Left, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
56 - 58 Deansgate, Manchester, M3 2FF
Third Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Sixth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB
First Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
58 Deansgate, Manchester, M3 2FF
51 Deansgate, Manchester, M3 2AY
55 Deansgate, Manchester, M3 2BN
Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
53 Deansgate, Manchester, M3 2BB
Third Floor, 62 - 66 Deansgate, Manchester, M3 2EN
62 - 66 Deansgate, Manchester, M3 2EN
The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN

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