



Manchester City Council
Planning,
P O Box 532,
MANCHESTER,
M60 2LA

6 April 2023
PUBLIC

Dear Sir/Madam,

200-202 Royal London House, Deansgate

On behalf of ASE REA LLP (c/o CEG), we have submitted an application for full planning and advertisement consent at 200-202 Royal London House, Deansgate, Manchester, M3 3NN.

In addition to this cover letter, the application submission package comprises the following documents.

- Application form and certificates
- Existing Ground Floor Plan – (01(01))
- Existing Basement Floor Plan – (01(02))
- Existing External Elevations – (01(03))
- Existing Little Quay Street Elevations – (01(04))
- Existing roof plan – (CEG/ROOF/002A)
- Site Location Plan and Block Plan – (03(04))
- Proposed Ground Floor Plan – GA (03(05))
- Proposed Basement Floor Plan – GA (03(06))
- Proposed Ground Floor Builder's Work – (03(07))
- Proposed Basement Floor Builder's Work – (03(08))
- Proposed Ground Floor RCP – (03(09))
- Proposed Basement RCP – (03(10))
- Proposed Ground Floor Finishes Plan – (03(11))
- Proposed Basement Floor Finishes Plan - (03(12))
- Proposed roof plan – (CEG/ROOF/001A)
- Proposed Internal Sections - (03(13)A)

- Proposed Internal Sections - (03(14))
- Proposed External Elevations and Shopfront Details – (03(15)B)
- Proposed External Elevations and Shopfront Details – (03(16)B)
- Proposed Fixed Joinery – Bar Servery and Screen – (03(17))
- Proposed Fixed Joinery – Decorative Glazed Screens – (03(18))
- Proposed Fixed Joinery – Popcorn Station and Screen – (03(19))
- Proposed Fixed Joinery – Lobby (03(20))
- Proposed Spit and Log Storage – (03(21))
- Proposed Little Quay Street Elevations (03(22))
- Proposed M&E plan (prepared by FWP):
 - Proposed Basement HVAC Layout (22329/001 Rev B)
 - Proposed Ground HVAC Layout (22329/002 Rev B)
 - External Rear Louvre Details (22329/003)
 - Plant Room Sections & Rear Louvre Details (22329/004 Rev A)
- Design and Access Statement
- Planning and Heritage Statement (Prepared by WSP)
- Photographic schedule
- Waste proforma
- Operating Statement
- Extraction – Cleaning and Maintenance

The payment of £398.20 (inclusive of the £32.20 Planning Portal administration fee) has been made via the Planning Portal.

The site

The site is a ground floor unit within the City Centre. The unit forms part of Royal London House which comprises four ground floor units and office accommodation on the upper floors. The proposed signage has been designed to complement the character of the building and to be in keeping with neighbouring units; Federal Café and Manahatta.

The proposal

The proposal seeks full planning for:

“Elevational alterations including shop front alterations, replacement louvres, installation of awnings and signage”

Listed building consent is sought for:



“Internal and external alterations including shopfront alterations, installation of awnings and signage, replacement louvres and installation of fume, ventilation and air conditioning equipment”

Advertisement consent is sought for:

“Installation of two projecting signs and replacement fascia signage”

The current use of the site is retail (Use Class E) and the proposed use of the site is a restaurant (Use Class E) therefore both fall under the same use class and a change of use application is not required. A sensitive refit of both the ground floor and basement is proposed through this application. The scheme is high-quality and has been sensitively designed to preserve and enhance the significance of the listed building.

The document submission demonstrates that the proposed development would fully accord with the relevant local and national planning policy and legislation.

We look forward to receiving confirmation that the application has been validated, however, should you require any further information, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Victoria Welch'.

Victoria Welch
Senior Planner