



ASE RE A LLP c/o CEG

PLANNING AND HERITAGE STATEMENT

200-202 Deansgate, Manchester





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200-202 Deansgate, Manchester

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 70094547

OUR REF. NO. RPT.002.70094547

DATE: APRIL 2023

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QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks				
Date	April 2023			
Prepared by	Megan Turner			
Signature				
Checked by	Victoria Welch			
Signature				
Authorised by	Dan Jackson			
Signature				
Project number	70094547			
Report number	Rpt.002			
File reference	70094547.002			

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APPENDIX A

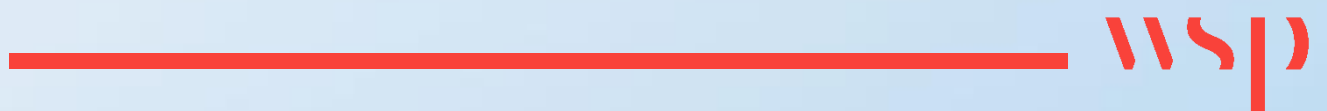
LOCATION PLAN

APPENDIX B

LISTING DESCRIPTION

1

INTRODUCTION



1 INTRODUCTION

- 1.1.1. This Planning and Heritage Statement has been prepared by WSP on behalf of ASE RE A LLP c/o CEG, in support of a full planning permission and listed building consent for the installation of extraction and ventilation equipment including roof top plant. The application relates to Royal London House, 200-202 Deansgate, Manchester, M3 3NN.
- 1.1.2. A site location plan can be found at **Appendix A**.



Figure 1: Site Location.

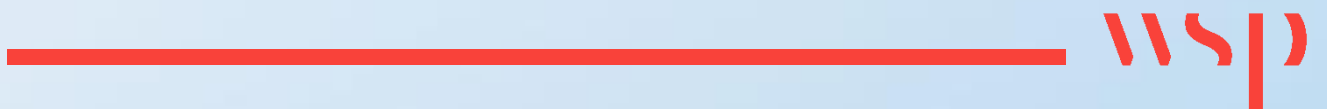
- 1.1.3. The proposal seeks planning consent for:
“The installation of extraction and ventilation equipment including roof top plant”.
- 1.1.4. The application site relates to Royal London House. The proposal involves installing ducting through the existing lightwell up onto the roof. The plant area at roof level is set at a lower level than the surrounding roof. The area contains existing plant serving the offices and other ground floor units. The principle of using this area for plant is established.
- 1.1.5. The proposal will facilitate occupation of the southernmost commercial unit (currently occupied by Blacks) by a steak restaurant. An application for full planning and listed building consent for these works is submitted under separate cover.
- 1.1.6. Royal London House, 188-202 Deansgate is a Grade II Listed building and is located within Deansgate / Peter Street Conservation Area. The listed structure was originally built as an

insurance office in 1904 and comprises ground floor units, five storeys and an additional basement level.

- 1.1.7. Extensive historic research and contextual analysis has been undertaken to inform the development proposals.
- 1.1.8. This statement considers the planning matters associated with the development, including an assessment of the significance of the designated heritage asset and the impact on the proposed development on the identified significance. It highlights the benefits of the scheme and demonstrates its compliance with local and national policy.
- 1.1.9. To provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
 - A description of the application site and surrounding area;
 - A review of the application site's planning history;
 - An overview of the proposal;
 - A review of the relevant national and local planning policy guidance; and
 - An appraisal of the proposal against its planning policy context.
- 1.1.10. This planning and heritage statement is supported by a suite of architectural drawings and supporting documents which should be read alongside this report.

2

SITE AND SURROUNDINGS



2 SITE AND SURROUNDINGS

THE APPLICATION SITE

- 2.1.1. Royal London House is a five-storey building with basement level. It occupies a prominent location on Deansgate at the junction of Quay Street, Peter Street and Deansgate.
- 2.1.2. The building is situated between Deansgate to the east, Quay Street to the south, Atkinson Street to the north and Little Quay Street to the west. The unit is located on the corner southeast plot of Royal London House, accessed directly from Deansgate.
- 2.1.3. The application site relates to a ground floor unit within Royal London House which currently falls under an A1 use class (retail). The unit was formerly occupied by Blacks.

SITE SURROUNDS

- 2.1.4. The site is located in the heart of the City Centre. The surrounding area is characterised predominantly by commercial buildings which typically comprise office accommodation on the upper levels with retail/leisure/food and drink uses at ground floor and basement level.
- 2.1.5. Sunlight House is located to the rear of Royal London House and is a 10 storey Art Deco office building situated at the corner of Little Quay Street and Quay Street. Invicta House, located on Atkinson Street is a Moxy Hotel comprising 145 no. guestroom. To the north of the building is 184-186 Deansgate which is also Grade II listed and predominantly comprises office accommodation on the upper floors with active ground floor units including Hawksmoor and One Eight Six
- 2.1.6. Federal Café, Pieminister, and Manhatta bar and restaurant occupy ground floor units within Royal London House. Other nearby food and drink uses close to the site include, Dirty Martini on the neighbouring side of Deansgate, Revolution de Cuba, Peaky Blinders, Albert's Schloss and Brewdog (on Peter Street), No 1. Watson Street and Kolkata Indian Kitchen (Great Northern Tower), Almost Famous, All Star Lanes and Impossible Bar and Restaurant (forming part of the Great Northern Leisure complex). Whilst Sainsbury's Local, Tesco Express and Starbucks occupy the premise at the junction of Quay Street with Deansgate.
- 2.1.7. This area of the City Centre has a low concentration of residential uses. The nearest apartments are located at Great Northern Tower which is approximately 140m to the southeast of the site. There is a current application (ref: 135565/FO/2022) which includes the erection of 746 residential apartments at the land bound by Great Bridgewater Street, Watson Street, and Peter Street. The installation of plant equipment proposed through this application will have no adverse impact on the surrounding development.

DEANSGATE / PETER STREET CONSERVATION AREA

- 2.1.8. Royal London House falls within the boundaries of the Deansgate/Peter Street Conservation Area. The designation was made by the City Council in June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.

- 2.1.9. The Conservation Area is contiguous with other designated areas covering a substantial part of the Victorian city centre. Only part of Deansgate is included in this area, with other parts of the street incorporated into Castlefield, Parsonage Garden, St. Ann's Square, Albert Square and Cathedral conservation areas.

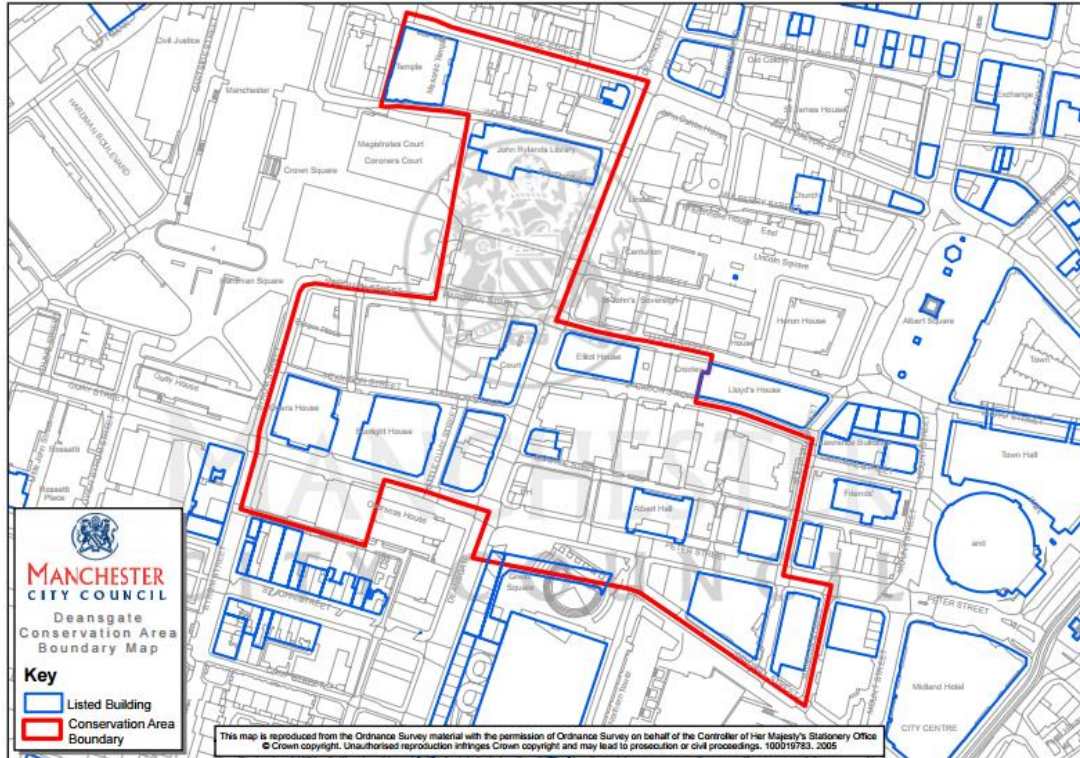


Figure 2: Deansgate Conservation Area Boundary Map.

- 2.1.10. Manchester City Council's Conservation Area Appraisal notes that Peter Street, and its continuation into Quay Street, is the most important junction in the area. The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple.
- 2.1.11. Various other listed buildings in proximity to Royal London House within the Deansgate / Peter Street Conservation Area include the Onwards Building (205-209 Deansgate), The Courthouse (184-186 Deansgate), Sunlight House (Quay Street) and the former Deansgate Goods Station which are all Grade II Listed.

PLANNING HISTORY

- 2.1.12. Royal London House is subject to an extensive planning history, the relevant applications are listed below.
- Application ref: 118382/LO/2017 Listed building consent for elevational alterations, internal alterations and replacement glazing / shopfronts and installation of fume, ventilation and air conditioning equipment – approved 23 April 2018;
 - Application ref: 118381/FO/2017 Change of use of basement and ground floor of Royal London House from shop (Use Class A1) to mixed use restaurant / bar (Dual Use Class A3 / A4 – sui generis) together with elevational alterations and replacement glazing / shopfronts and installation of fume, ventilation and air conditioning equipment – approved 23 April 2018;



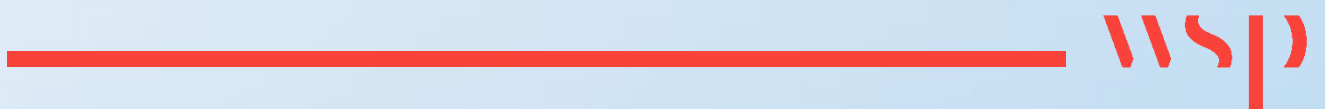
- Application ref: 125000/FO/2019 Change of use from retail (Use Class A1) to restaurant (Use Class A3), associated internal and external alterations and installation of roof-top plant equipment – approved 4 February 2020.

2.1.13. The planning history confirms that the principle of the planning consent is acceptable in this location.



3

PROPOSED DEVELOPMENT

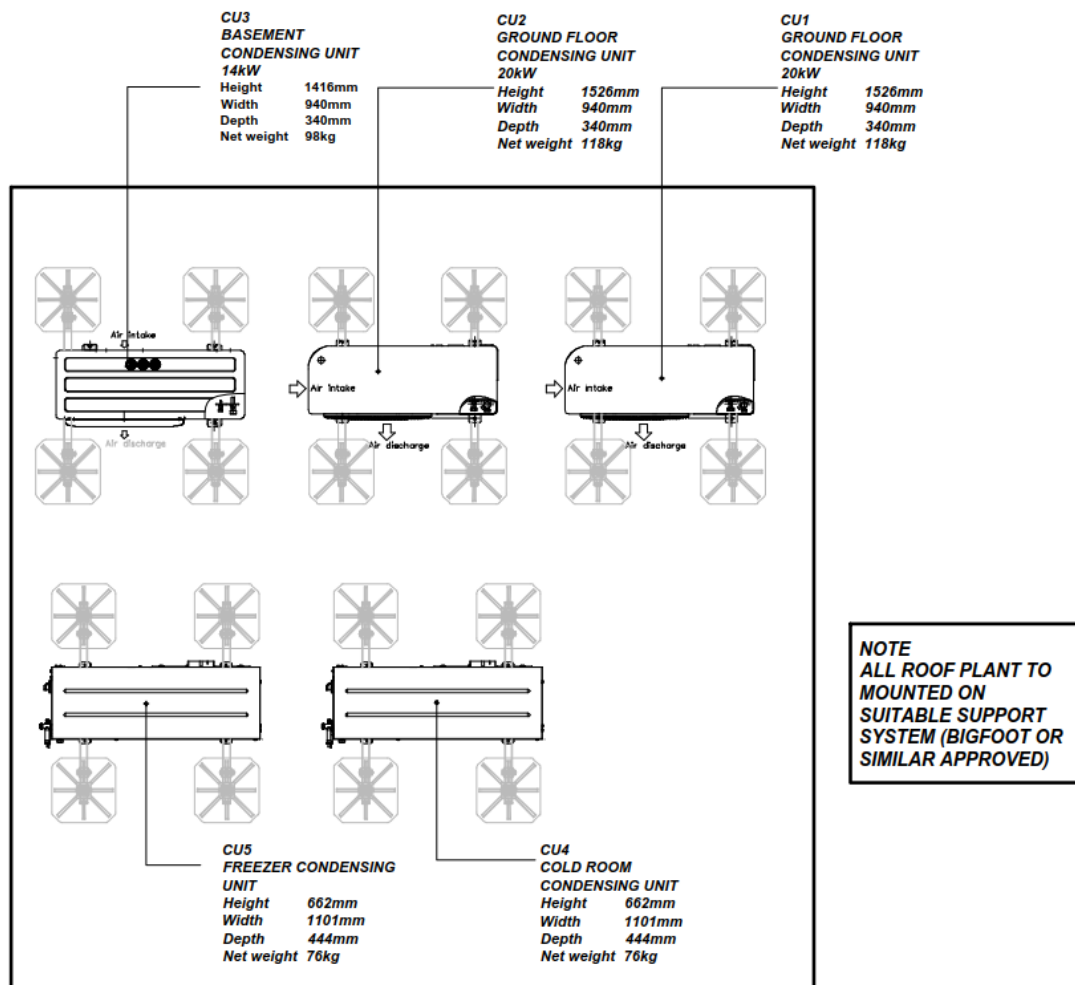


3 PROPOSED DEVELOPMENT

- 3.1.1. This planning application seeks full planning and listed building consent for the following:
“The installation of extraction and ventilation equipment including a roof top plant”.
- 3.1.2. The works proposed through this application are required to facilitate occupation of the southernmost unit by a steak restaurant occupier.

PROPOSED WORKS

- 3.1.3. The development proposal consists of 650 x 650 mm Kitchen Extract Duct Work and New 750mm Galvanized Cable Tray for Tenants refrigerant pipework & Supplies to be installed within Existing Ceiling Void.
- 3.1.4. The duct work and cable tray will run vertically through the existing lightwell and emerge at roof level. The extract duct work will terminate with a roof cowl with integral rainwater drain to terminate at the height of the existing extract ductwork.
- 3.1.5. A typical plan of condensing units on the roof is included below. The detailed scheme is however still being worked up.



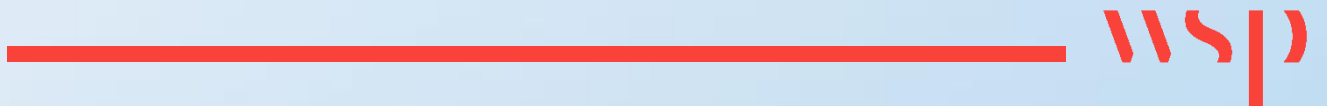
- 3.1.6. The submitted GLD Kitchen Extract Ventilation System Plan (ref: J304-GLD-00-DR-EM-6100-01 Rev P1) sets out full details of the proposed scheme.
- 3.1.7. The location of the roof top plant is provided in the submitted Roof Plan (ref: CEG/ROOF/001A Rev A). Details of the roof top plant is not yet specified, and it is proposed to provide this through a suitably worded planning condition.

NOISE ASSESSMENT

- 3.1.8. A Plant Noise Assessment has been prepared by Hann Tucker Associates (dated 3 April 2023). Fully automated environmental noise monitoring was undertaken at Royal London House from approximately 15:30 hours on Friday 27 April 2018 to approximately 10:00 hours on Tuesday 1 May 2018 to inform assessments of noise from commercial units 194 to 198, and now the unit at 200 in respect of this application.
- 3.1.9. The report sets commissioning measurements that the future plant should comply with, of 5 dB below the lowest measured background sound level.
- 3.1.10. The plant noise limits specified within the report will prevent adverse acoustic impacts resulting from the development.
- 3.1.11. Once the plant is specified, a supplementary assessment will be undertaken to ensure that the equipment selected accords with the Council's guidance.

4

PLANNING POLICY AND LEGISLATION



4 PLANNING POLICY AND LEGISLATION

- 4.1.1. The aim of the following statement is to demonstrate that the proposed works meet the requirements of local and national planning policy.

4.2 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 4.2.1. The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant to the proposals as they provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.
- 4.2.2. Section 16(2) of the Act requires that in considering whether to grant listed building consent special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.2.3. Section 66(1) of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, the local planning authority, “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 4.2.4. Section 72 of the Act provides a specific, “duty as respects conservation areas in exercise of planning functions”. Consequently, the Council is charged with paying, “special attention....to the desirability of preserving or enhancing the character or appearance of that area”.
- 4.2.5. Chapter 5 provides a Heritage Statement that considers the special interest of the designated heritage assets. The assessment concludes that there will be no adverse impacts in heritage terms and the proposal will preserve the special interest of the assets.

4.3 NATIONAL PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (2021)

Sustainable Development

- 4.3.1. Sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs (paragraph 8). The planning system has three overarching objectives in achieving sustainable development which are economic, social and environmental.
- 4.3.2. Planning and development should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to ensure that it reflects the character, needs and opportunities of each area (paragraph 9).
- 4.3.3. The NPPF sets out this need with the ‘presumption in favour of sustainable development’ set out at paragraph 11, which establishes the planning principles in pursuing sustainable development in a positive way. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless ‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits’.
- 4.3.4. The proposal represents sustainable development by facilitating the occupation of the former Blacks unit by a new restaurant operator. The new unit will employ staff and contribute to the thriving city centre.

Historic Environment

- 4.3.5. Section 16 (paragraphs 189 – 208) of the NPPF is specific to conserving and enhancing the historic environment. Paragraph 190 of the National Planning Policy (the Framework) advises that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- 4.3.6. In determining applications, the Framework also advises that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 194).
- 4.3.7. Paragraph 195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.3.8. Paragraph 197 states:
- 4.3.9. *"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".*
- 4.3.10. Paragraph 199 states:
- 4.3.11. *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)."*
- 4.3.12. Paragraph 206 states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.
- 4.3.13. Chapter 5 of the Planning Statement provides a Heritage Statement that considers the special interest of the designated heritage assets. The assessment concludes that there will be no adverse impacts in heritage terms and the proposal will preserve the special interest of the assets.

LOCAL PLANNING POLICY

- 4.3.14. The current development plan for this area comprises the Manchester Core Strategy (adopted July 2012, plan period to 2027) and the 'saved' Policies of the Unitary Development Plan (UDP) (adopted July 1995). The site is located within the City Centre but outside of the Primary Shopping Area.

Design and Heritage

- 4.3.15. Core Strategy (2012) Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. It also states that new

development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

- 4.3.16. Policy EN 3 (Heritage) of Manchester's Local Development Framework Core Strategy Development Plan document 2012 (DPD) is broadly consistent with the Framework. This requires developments to be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- 4.3.17. 'saved' UDP Policy DC18.1, the Council will give particularly careful consideration to development proposals within Conservation Areas and will seek to preserve and enhance their character by carefully considering the effect of major changes to the appearance of existing buildings. The Council will not permit the change of use of a listed building where it would have a detrimental effect on the character or appearance of the building and will not permit any external or internal alteration or addition which would have an adverse effect on its architectural or historic character.
- 4.3.18. As considered further at Section 5 of this statement, the proposal will preserve the identified heritage assets, as set out in further detail within the next section.

Evening Economy

- 4.3.19. Core Strategy Policy C10 (Leisure and Evening Economy) states that new development that supports both the daytime and evening economy, that contributes to the vitality of district centres and supports a balanced and socially inclusive evening / night time economy will be permitted. The proposal will facilitate occupation of a ground floor unit within the building, that will support the daytime and evening economic in accordance with policy.

Noise impacts

- 4.3.20. Core Strategy Policy DM1 (Development Management) sets out development management requirements including ensuring that there are no adverse impacts with respect to noise.
- 4.3.21. Saved UDP Policy DC26 aims to minimise the adverse impact of noise on noise-sensitive developments.
- 4.3.22. The proposal is supported by an acoustic assessment that sets appropriate noise levels for the plant equipment. The plant equipment will accord with the measures set and this will be tested by the acoustic consultant.

5 HERITAGE ASSESSMENT

- 5.1.1. This part of the report serves as the Heritage Statement as required under paragraph 194 of the National Planning Policy Framework and it describes the significance of any heritage assets affected by the proposed development, including any contribution made by their setting.
- 5.1.2. This Heritage Statement has been prepared in the context of national and local planning policy, as detailed below.
- 5.1.3. The National Planning Policy Framework (2021) states in paragraph 194 that:
 “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”
- 5.1.4. Local Policy Core Strategy (2012) Policy CC9 ‘Design and Heritage’ states that development should preserve or enhance the heritage assets that have been identified. Policy EN3 ‘Heritage’ also requires developments to be designed to preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.
- 5.1.5. This Heritage Statement has been produced to fulfil these national and local planning policy requirements. The chapter provides a description of the heritage assets’ significance, including consideration of the contribution the setting makes to the heritage asset’s significance; it then details relevant national and local planning policy and sets out an assessment of the impact of the proposed scheme against this policy and provides details of mitigation that has been incorporated into the proposed design; and finally sets out conclusions
- 5.1.6. Historic England Guidance**
- 5.1.7. Historic England (formerly English Heritage) has published a series of Good Practice Advice (GPA) and Historic England Advice Notes (HEANs). The most relevant are:
 - GPA2: Managing Significance in Decision-Taking in the Historic Environment (2015)
 - GPA3: The Setting of Heritage Assets (2017)
 - Conservation Principles, Policies and Guidance (2008)
- 5.1.8. Historic England’s Conservation Principles explains its approach to significance and managing change. It identifies four main aspects of significance: historic, aesthetic, evidential and communal.
- 5.1.9. The relative levels of significance can be measured, the categories which are used within this report are:
- 5.1.10. **Exceptional** - an asset important at national to international levels' including scheduled monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- 5.1.11. **High** - a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- 5.1.12. **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building

or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

5.1.13. **Low** – structure of feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

5.1.14. **Negative** – structure of feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

5.1.15. **Planning Practice Guidance**

5.1.16. The Planning Practice Guidance (PPG) is a government produced interactive on-line document that provides further advice and guidance that expands the policy outlined in the NPPF. It expands on terms such as ‘significance’ and its importance in decision making. The PPG clarifies that being able to properly assess the nature, extent and the importance of the significance of the heritage asset and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

5.1.17. The PPG usefully discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact of the significance of the heritage asset. A key consideration when assessing whether there is an adverse impact on a listed building is whether the adverse impact seriously affects a key element of its special architectural or historic interest.

5.2 THE HERITAGE ASSETS

ROYAL LONDON HOUSE

5.2.1. Royal London House is Grade II listed under the Planning (Listed Buildings and Areas) Act 1990 as amended for its special architectural or historic interest. The building was listed on 3 October 1974 and a copy of the listing information is included at **Appendix B**. Royal London House can be categorised within the ‘High’ category for significance value as set out in the previous section. It makes a significant positive contribution to the Deansgate conservation area using high quality materials and decorative details. The building is an important example of the phase of ‘rebuilding’ that was undertaken in the later nineteenth century as slum areas were cleared and is a typical example of the emerging office typology in the Victorian era.

Significance and impact on Royal London House

5.2.2. Royal London House in its entirety, is of considerable evidential, historical and aesthetic value. The special interest of Royal London House is associated with its physical fabric and its aesthetic contribution to the wider streetscape and character of this part of the Deansgate / Peter Street Conservation Area. It holds considerable aesthetic value being an example of the style adopted by Charles Heathcote for a number of his buildings and in its use of high quality materials and decorative details externally and internally to the entrance way.

5.2.3. This proposal relates to installation of ductwork and roof top plant. The ducting route will run above the existing ceiling void before entering the lightwell. Condenser units are proposed at roof level in

the plant area that is already occupied by roof top plant serving the offices and the ground floor units.

- 5.2.4. The proposal will not alter or harm any features of significance, and as such it will preserve the special architectural and historic interest of Royal London House.

DEANSGATE / PETER STREET CONSERVATION AREA

- 5.2.5. The Conservation Area designation was made by the City Council in June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.
- 5.2.6. The conservation area is contiguous with other designated areas covering a substantial part of the Victorian city centre. Only part of Deansgate is included in this area, with the rest of the street being incorporated into Castlefield, Parsonage Garden, St. Ann's Square, Albert Square and Cathedral conservation areas.
- 5.2.7. Manchester City Council's Conservation Area Appraisal notes that Peter Street, and its continuation into Quay Street, is the most important junction in the area. The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple.
- 5.2.8. Most buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky.

Significance of and impact on Deansgate / Peter Street Conservation Area

- 5.2.9. The special interest of the Conservation Area is diverse and comprises a rich heritage. The area contains a number of designated heritage assets including the Onwards Building (205-209 Deansgate), The Courthouse (184-186 Deansgate), Sunlight House (Quay Street) and the former Deansgate Goods Station which are all Grade II Listed and in relatively close proximity to Royal London House.
- 5.2.10. The Conservation Area has a 'High' significance value. Royal London House is not specifically mentioned in the Conservation Area appraisal but can nonetheless, be said to make a significant positive contribution to the immediate conservation area context due to the quality of the external materials and detailing of the elevation.
- 5.2.11. The proposal will not be visible from the street level. Plant will be located at roof level in an area with existing plant. On this basis, the proposal will have no impact on the significance of the Deansgate / Peter Street Conservation Area.

Conclusion

- 5.2.12. The proposals will not cause harm to the significance of the designated heritage assets as the features of special architectural and historic interest and character will be preserved.
- 5.2.13. The proposal therefore accords with the NPPF and Local Policy Core Strategy (2012) Policy CC9 'Design and Heritage' and Policy EN3 'Heritage'.

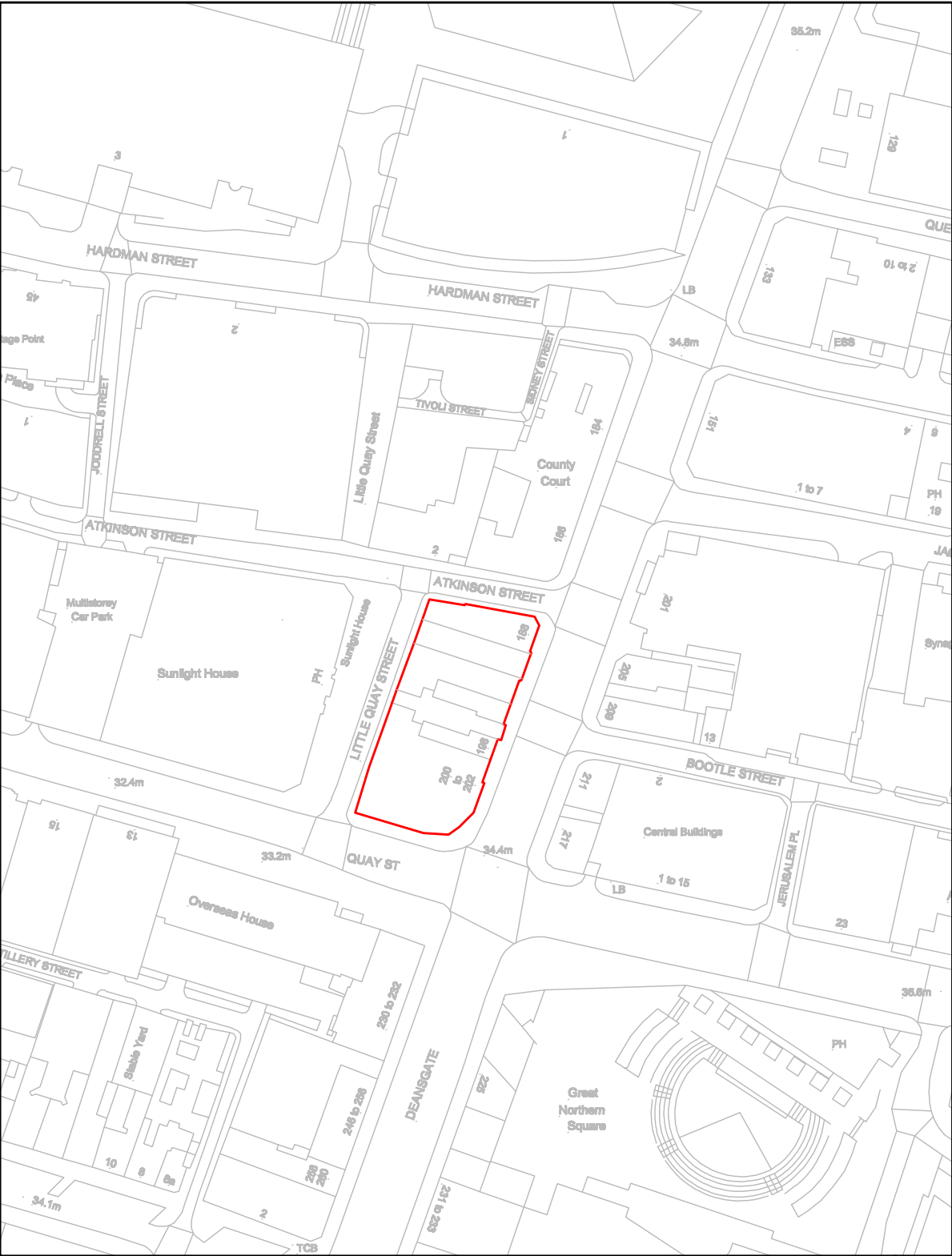
6 CONCLUSION

- 6.1.1. This planning and heritage statement has been prepared by WSP on behalf of ASE RE A LLP c/o CEG, in support of a full planning and listed building consent application for The installation of extraction and ventilation equipment including a roof top plant at Royal London House, Deansgate, Manchester, M3 3NE.
- 6.1.2. The proposed works are sought to enable occupation of the southernmost corner unit by a steak restaurant, following Blacks vacating the unit later this year.
- 6.1.3. As set out within this statement, the proposal would not have an adverse impact in respect of amenity, design or heritage. There are no adverse noise impacts resulting from the proposal subject to the future plant according with the acoustic levels specified within the Hann Tucker report.
- 6.1.4. This statement has been prepared in the context of national and local planning policy. In accordance with national policy and guidance, a heritage assessment of the site has been undertaken. The significance of heritage assets affected by the proposed development has been described and the impact of the proposed development evaluated.
- 6.1.5. The design proposal has given special regard to preserving and enhancing the special interest of the identified heritage assets. The application proposes ventilation and extraction ducting to run through the common parts, up through the lightwell and to discharge at roof level. The proposal is in keeping with other occupiers within the building and the principle of using the lightwell and roof top plant area has been established.
- 6.1.6. The works will not harm the significance of the designated historical assets and will preserve the architectural and historic features of the unit. In these terms, the proposal meets the statutory tests set out at Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 6.1.7. The development proposals accord with the development plan and national policy, the application should therefore be approved without delay.

Appendix A

LOCATION PLAN





LOCATION PLAN
SCALE 1:1250



AGENT: COMMERCIAL ESTATES GROUP FIRST FLOOR, THE EXCHANGE, HARROGATE, HG1 1TS TEL: 01423-875175	DETAILS: LOCATION PLAN	ADDRESS: 196 DEANSGATE, MANCHESTER. M3 3NN	Note:		1 : 500 CM. 12345 5001000150020002500 Scale : For the plan to be in scale, the above scale bar must measure correct. e.g. 5 centimeters when printed	SCALE 1:1250 at A3
						DATE. 04/04/2023
						DRG. No. CEG/001

Appendix B

LISTING DESCRIPTION



ROYAL LONDON HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1200852**

Date first listed: **03-Oct-1974**

List Entry Name: **ROYAL LONDON HOUSE**

Statutory Address 1: **ROYAL LONDON HOUSE, 188-202, DEANSGATE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **ROYAL LONDON HOUSE, 188-202, DEANSGATE**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 83522 98008**

Details

MANCHESTER

SJ8398SE DEANSGATE 698-1/27/107 (West side) 03/10/74 Nos.188 TO 202 (Even) Royal London House

GV II

Insurance office. 1904, by Charles Heathcote. Iron frame with cladding of sandstone ashlar, ground floor of dark brown polished granite; slate roof. Large rectangular plan on island site. Free Baroque style. Five storeys and attic, 15 bays, with 3-bay centre and 2-bay ends breaking forwards slightly; plus set-back chamfered corner to left forming hinge to Quay Street facade and surmounted by octagonal 2-stage turret; banded pilasters to ground and 1st floors, a frieze over each (swagged in the 2-bay ends), giant segmental-headed arcades to 2nd and 3rd floors with chamfered pilasters and modillioned segmental cornices with voluted keystones, prominent modillioned cornice, and vernacular-style triangular gables over the centre and ends, with small segmental dormers between them. Ground floor has central doorway with projected pedimented architrave, and large windows with modern plate-glass; 1st floor has a cross-window above the doorway with blocked semi-columns and open-segmental pediment, and casements in the other bays; 2nd floor has casements with triple keystones, 3rd floor has round-headed 3-light casements; top floor has casements set in colonnades, which form screens to the windows between the centre and ends; attic gables have 3-light casements. Corner to left has 1-light windows with different architraves on each floor, and cupola lantern with small round-headed windows between pairs of blocked colonnettes, stepped modillioned cornice, and domed roof. Right-hand corner has domed cupola. Six-bay return end to Quay Street in matching style. Interior not inspected.

Listing NGR: SJ8352298008

1200852

Legacy
The contents of this record have been generated from a legacy data system.
Legacy System number: 388091

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 05-Apr-2023 at 19:19:19.

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End of official list entry



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