

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134308/LO/2022

Date registered valid: 3 October 2022

Proposal: Listed Building Consent for the refurbishment and fit out of the ground, mezzanine and basement levels of the building

Address: Ground Floor , 100 King Street, Manchester, M2 4WU

Ward(s): Deansgate Ward

Applicant: Gordon Ramsay Restaurants 539-547 Wandsworth Road, London, SW8 3JD

Agent (if any): Mr Jonathan Phillips Bidwells LLP Seacourt Tower, West Way, Oxford, OX2 2JJ

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 November 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 21 October 2022

Standard consultations:

Printed: 6 October 2022 Expired: 27 October 2022

Neighbour notifications

Printed: 6 October 2022 Expired: 27 October 2022

Site notice

Posted: 10 October 2022 Expired: 31 October 2022

Press advert

Published: 11 October 2022 Expired: 1 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Star

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

This application relates to a building at 100 King Street. The building is within the Upper King Street conservation area and is Grade II* Listed. The building is currently used as a hotel and the hotel is named Hotel Gotham. Areas of the basements, ground floor and mezzanine are currently vacant. The upper basement, ground floor and mezzanine were last used as a restaurant but have been vacant since May 2018.

There are a number of other listed buildings surrounding the property including the Grade II* Listed Manchester Club at 50 Spring Gardens, the Grade II Listed Pall Mall Court, the Grade II Listed Prudential Assurance Office at 76-80 Upper King Street, the Grade I Listed former Bank of England Trustee Savings Bank at 82 Upper King Street, the Grade II Listed Ship Canal House at 88-96 Upper King Street, the Grade II Listed Lombard Chambers on Brown Street, the Grade II Listed Atlas Chambers at 98 Upper King Street, the Grade II 84-86 Upper King Street, Grade II Listed 47 Spring Gardens, the Grade II Listed 43 and 45 Spring Gardens and the Grade II Listed 41 Spring Gardens.

The building was designed in the late 1920's by Sir Edwin Lutyens in collaboration with Whinney, Son and Austin Hall and was built as bank between 1933-35. It remained in use as a bank until closure in 2008. The building contains a number of original features and areas of significant importance including the banking hall, the inspection rooms, the stair between ground and basement and the safety deposit room.

Listed building consent, planning permission and advertisement consent were approved in May 2010 and allowed the use as a restaurant, the works associated with the use and the installation of advertisements (reference: 094786/FU/2010/C1, 094787/LO/2010/C1 and 094794/AO/2010/C1).

Surrounding uses include offices, restaurants, shops, hotels, cafes and residential accommodation.

Description of development

Listed Building Consent is sought for the following works:

- Cleaning and repainting of previously painted items with breathable paint applied to walls and ceilings.
- The replacement of the pendant light above the dining table in the safe room within the basement.
- Areas of plasterboard ceilings would be removed within the basement to access services.
- Installation of freestanding booth and bench seating.
- Installation of freestanding waiter stations.
- Installation of a marble top on the existing bank desk panelling.
- Installation of dropped ceilings.
- Installation of new lighting.
- Installation of freestanding booth seating and a bar on the mezzanine level.
- New casing to existing AC units.
- General refurbishments works.
- New floor finishes.

There would be no external elevations.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

Issues

The Adopted Core Strategy for the City of Manchester

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 SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

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 DC14 (Shopfronts and Related Signs) confirms acceptable shop front works.

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 194 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

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.

Whilst most of the proposals affect modern fabric and reverse later interventions or just repair and clean existing materials, which is beneficial, some of the alterations will cause a level of harm. An amended method statement is needed by condition to understand how works to the existing features will be minimised.

Whilst we are confident that the new booths would be recessed from the panelling in the main hall, the plans for the side rooms do not show that this would be the case. A new element would abut/affix to the wall.

The partially blocking of the windows in these spaces should also be avoided and a condition will require this to be minimised or removed. This would have a detrimental internally and externally.

The top screen to booths should be removed, as not to block the existing lights.

Overall, the works would be acceptable and are a light touch to reoccupy the premises as a restaurant.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above described works and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The benefits of the proposals are that the proposal consists of minimal changes to the spaces to allow reuse as a restaurant, which would allow the appreciation of the many features of this former banking building. This would ensure that the building is fully occupied and better maintained.

Given the above, the works are considered to be consistent with the above identified policies.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and to address issues.

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:

The location plan received by the City Council as local planning authority on 7 July 2022

The drawings referenced:

102389 E1.0
102389
102389 Rev 4
102390 E2.0
102390 M2.0
102390 Rev 6
102391 E3.0
102391 M3.0
102391 Rev 4
5287-PL-EN-B.01
5287-PL-EN-GF.01
5287-PL-EN-M.01
5287-PL-PR-B.01
5287-PL-PR-B.02

received by the City Council as local planning authority on 5 September 2022

5287_PL_PR_B03 Rev A
5287_PL_PR_GF.01 Rev B
5287_PL_PR_GF.02 Rev B
5287_PL_PR_GF.03 Rev A
5287_PL_PR_M01 Rev A
5287_PL_PR_M02 Rev A
5287_PL_PR_M03 Rev A
5287_SEC_PR_01 Rev A
5287_SEC_PR_03 Rev A
5287_DE_03
5287_DE_05A

5287_DE_05B
5287_DE_06
5287_DE_07B
5287_DE_07C
5287_DE_07D
R5287_DE_08 Rev -

received by the City Council as local planning authority on 7 November 2022

5287_SEC_PR_02 Rev B
5287_SEC_PR_04 Rev A
5287-DE-07A Rev A
R5287_DE_04 Rev -

received by the City Council as local planning authority on 17 November 2022

The Restoration Schedule Rev A dated 31 August 2022 received by the City Council as local planning authority on 5 September 2022

The Heritage, Design and Access Statement prepared by Bidwells dated November 2022 received by the City Council as local planning authority on 7 November 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) The works hereby approved shall not commence until a full method statement for all works to original, historic and reinstated fabric has been submitted to and approved in writing by the City Council as local planning authority. The works shall then be carried out only in accordance with the approved method statement.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policies EN3 and CC9 of the Core Strategy and saved policy DC19.1; of the Unitary Development Plan.

4) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally approved in writing by Manchester City Council as Local Planning Authority ahead of works commencing in respect of that element (a)-(d):

- a) Details of the cleaning and repair of the retained flooring.
- b) Details of the booth seating to show that all new booths would be recessed from the panelling throughout the ground floor and mezzanine floor.
- c) Details of any blocking of the windows, which should be as minimal as possible or removed from the proposals.
- d) Details of the top screen of the booth seating and installation of this so as not to block the existing lights.

The works shall be carried out only as agreed in accordance with the approved details

Reason - In the interests of visual amenity, and because 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core

Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Historic England (North West)

Third Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Second Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
The Chancery, 58 Spring Gardens, Manchester, M2 1EW
St James Club, 45 Spring Gardens, Manchester, M2 2BG
Pall Mall Court, 67 King Street, Manchester, M2 4PD
Unit 1, 50 Brown Street, Manchester, M2 2JT
Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
43A Brown Street, Manchester, M2 2JJ
Kyocera Document Solutions, 3 - 7 Booth Street, Manchester, M2 4DU
Eighth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Seventh Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Flight Club, Ground Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Pall Mall Medical Centre, 61 King Street, Manchester, M2 4PD
86 King Street, Manchester, M2 4WQ
Basement, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
The Mall Advanced Dental Care, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
First Floor To Fifth Floor, 41 Spring Gardens, Manchester, M2 2BG
Basement And Ground Floor, 41 Spring Gardens, Manchester, M2 2GB
Basement, 41 Spring Gardens, Manchester, M2 2GB
Eighth Floor To Tenth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Fourteenth Floor, 50 Brown Street, Manchester, M2 2JT
Fifth And Sixth Floor, 50 Brown Street, Manchester, M2 2JT
Second Floor, 73 King Street, Manchester, M2 4NG
Fifth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Second Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Eighth Floor, 73 King Street, Manchester, M2 4NG
Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
WEIGHTMANS LLP, Seventh Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
39 Spring Gardens, Manchester, M2 2BG
Fourth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Seventh Floor, 73 King Street, Manchester, M2 4NG
Ground Floor, 81 King Street, Manchester, M2 4AH
Thirteenth Floor, 50 Brown Street, Manchester, M2 2JT
Eleventh Floor, 50 Brown Street, Manchester, M2 2JT
Eighth Floor, 50 Brown Street, Manchester, M2 2JT
47 Spring Gardens, Manchester, M2 2BG
Sixth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
First Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Basement, Pall Mall Court, 67 King Street, Manchester, M2 4PD
First Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
LIVERPOOL VICTORIA FRIENDLY, Ninth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
SYMATRIX LTD, Second Floor, 86 King Street, Manchester, M2 4WQ
Hotel Gotham, 100 King Street, Manchester, M2 4WU
Tenth Floor, 73 King Street, Manchester, M2 4NG
ENTERPRISES VENTURES LIMITED, Sixth Floor, 73 King Street, Manchester, M2 4NG
Twelfth Floor, 50 Brown Street, Manchester, M2 2JT
Third Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Fourth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW

Fourth Floor, 81 King Street, Manchester, M2 4AH
Seventh Floor, 50 Brown Street, Manchester, M2 2JT
Fifth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Third Floor, 81 King Street, Manchester, M2 4AH
Second Floor, 81 King Street, Manchester, M2 4AH
Tenth Floor, 50 Brown Street, Manchester, M2 2JT
Ground Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Seventh Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
50 Spring Gardens, Manchester, M2 1EN
43 Spring Gardens, Manchester, M2 2BG
Fifth Floor, 73 King Street, Manchester, M2 4NG
Ninth Floor, 50 Brown Street, Manchester, M2 2JT
First To Fourth Floor, 50 Brown Street, Manchester, M2 2JT
Fourth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Third Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Ground Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Sixth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Third Floor, 73 King Street, Manchester, M2 4NG
Ninth Floor, 73 King Street, Manchester, M2 4NG
All Bar One Cafe Bar, 75 - 79 King Street, Manchester, M2 4NG
First To Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Ninth Floor, 67 King Street, Manchester, M2 4PD
Sixth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
DUFF & PHELPS LTD, Second Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
84 King Street, Manchester, M2 4WQ
Ground Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fifth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Fourth Floor, 73 King Street, Manchester, M2 4NG
Basement And Ground Floor, 84 King Street, Manchester, M2 4WQ
First Floor, 86 King Street, Manchester, M2 4WQ
73 King Street, Manchester, M2 4NG
Fifth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW

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 - Upper King Street Conservation Area 1970
Area Team Boundary - Name: CENTRAL