Little Door & Co

Planning and Heritage Statement

200 Deansgate, Royal London House

June 2026

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Executive summary

This Planning and Heritage Statement has been prepared on behalf of Little Door & Co in support of proposals for the refurbishment and change of use of a vacant ground floor and basement unit at 200 Deansgate, Royal London House, Manchester. Royal London House is a Grade II Listed Building located within the Deansgate / Peter Street Conservation Area.

The proposal seeks planning permission and listed building consent to facilitate the occupation of the unit as a bar, representing Little Door & Co's first venue outside London. The development would bring a prominent vacant unit back into active use, contributing to the vitality, viability, and diversity of Manchester City Centre's leisure and evening economy.

The proposals comprise sensitive internal and external alterations designed to balance the operational requirements and distinct identity of Little Door & Co whilst ensuring the statutory duty to preserve and enhance the significance of the listed building and conservation area is upheld.

Extensive pre-application discussions with Manchester City Council have informed and shaped the proposals, ensuring a robust and collaborative design approach.

Internally, the scheme focuses on the removal of modern, non-historic interventions and the revelation, repair, and retention of original historic fabric, including glazed brickwork, timber flooring, cornicing, beams, corbels and original layout legibility where possible. These works are of clear heritage benefit, improving the condition, appreciation, and longevity of the listed building. Alterations have been designed to minimise intervention, avoid damage to significant fabric, and ensure reversibility where appropriate.

Externally, modest alterations are proposed to the shopfront and servicing arrangements to support the new use. These include a bespoke timber frame and glazed façade, a domestic-style entrance door reflecting the Little Door & Co brand, and ventilated louvres positioned to the rear. No external signage requiring advertisement consent is proposed. While change to the front elevation is acknowledged, this design has evolved through the pre-application discussions. It is necessary to promote the unique and important branding of Little Door & Co to ensure operational requirements are met. The proposed external alterations have been carefully designed to respect the building's proportions and materials but whilst also ensuring the viability of the bar use. As set out within the Heritage Assessment within this report, on overall balance, the external works are acceptable due to being outweighed by the substantial heritage benefits delivered internally and the public benefits arising from the reuse of the listed building.

The heritage impact assessment concludes that the proposals would result in no harmful impacts to the significance of Royal London House, which is Grade II listed (NHLE: 1200852), and the Deansgate/Peter Street Conservation Area, in which the listed building is located. By bringing a vacant unit back into use, the proposals would provide a number of heritage benefits. There would also be other benefits in terms of economic regeneration, job creation and enhancement of the city centre's leisure offer, in accordance with the National Planning Policy Framework (December 2024).

The development accords with relevant national and local planning policy, including the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, Places for Everyone (2024), the Manchester

Core Strategy, and saved UDP policies. The proposal supports sustainable development in a highly accessible location, makes efficient use of existing built development, and contributes positively to Manchester's daytime and evening economy without creating harm to residential amenity.

In summary, the proposals represent a high-quality, sensitive, and viable reuse of a listed city centre building, securing its long-term use and maintenance. The scheme is fully policy compliant, heritage-led, and delivers clear public benefits. Planning permission and listed building consent should therefore be granted.

1. Introduction

We write on behalf of Little Door & Co in relation to a development proposal at 200 Deansgate, Royal London House, Manchester, M3 3NN.

The proposed development comprises works to a unit within the Grade II Listed Building, Royal London House to allow for a bar to operate from the premises. The unit is currently vacant but previously operated as retail (Use Class E). Consent is therefore sought for a change of use application to sui generis and listed building consent for the proposed internal and external works.

The proposed works are required to facilitate the creation of a bar that will be occupied by a London based Company which is establishing their first location outside of London. Little Door & Co first started in 2014 through the creation of a bar above Notting Hill Gate station, creating The Little Yellow Door Pop-Up. Following the success of this Pop-Up, Little Door & Co started opening restaurants across London with each one having a unique front door colour as part of their marketing strategy. The company has created a unique business in having a restaurant/bar use designed to feel like a house. There are now six Little Door restaurant/bars across London, each with its own-coloured door as identification:

- The Little Violet Door in, Kingly Street, Soho ;
- The Little Scarlet Door in, Greek Street, Soho;
- The Little Blue Door, Fulham Road, Fulham;
- The Little Yellow Door, All Saints Road, Notting Hill; and
- The Little Orange Door, Clapham Common, Clapham.

Extensive historic research and contextual analysis have been undertaken to inform the development proposal. The proposal is sympathetic to the historical nature of the building whilst also ensuring the business model requirements of Little Door & Co can be accommodated. The external and internal changes proposed will allow for a vacant site within a prominent location to be utilised for an appropriate city centre use.

Little Door & Co will add to the vibrancy and uniqueness of the city centre through creating a restaurant and bar with its own branding of an original, bright entrance into an intimate setting to reflect the inside of house/flat. The small size of the unit fits the business model perfectly; a sustainable location with good footfall and which is small enough to promote the intimate setting.

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;

- A detailed heritage assessment;
- An appraisal of the proposal against its planning policy context.

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

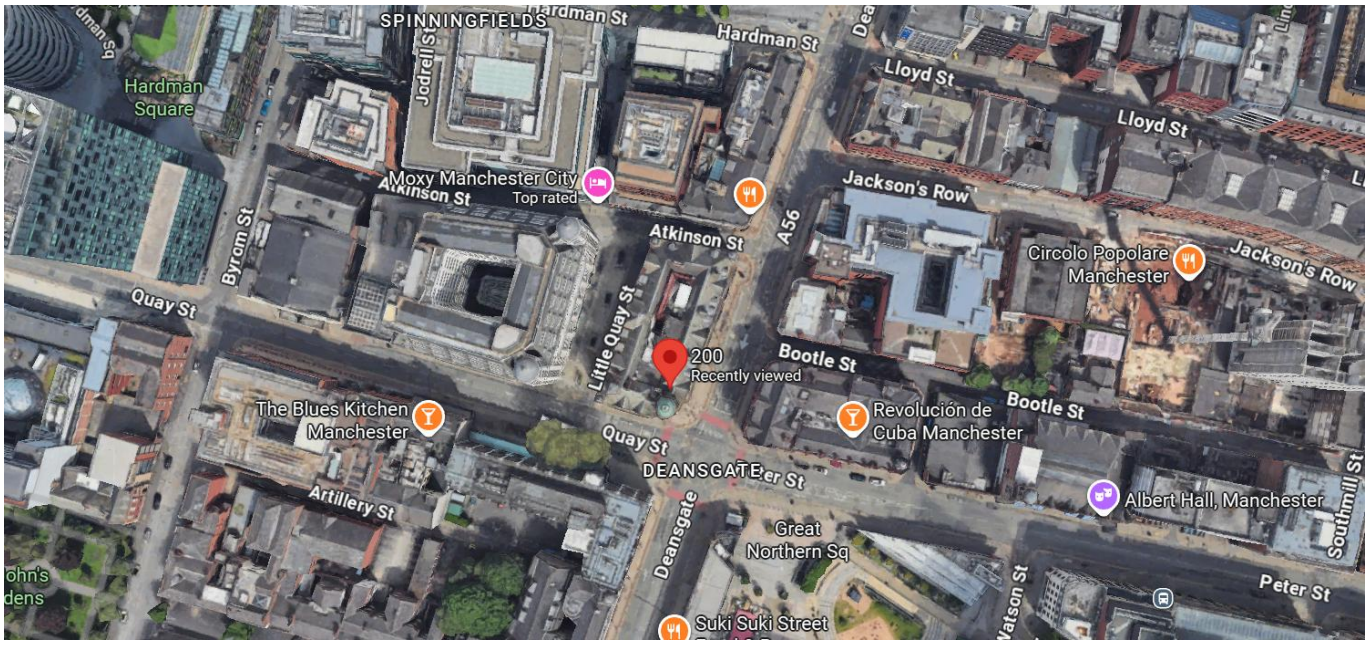
The Application Site

200 Deansgate, Manchester M3 3NN is a ground and basement unit located within Royal London House, 188-202 Deansgate.

Royal London House is a five-storey building with basement level which occupies a prominent location on Deansgate at the junction of Quay Street, Peter Street and Deansgate.

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 application site relates to a ground floor and basement unit within Royal London House, it is a retail unit (Use class E).

Figure 2.1 – Aerial Image of the Site



Site Surrounds

The site is located in the heart of the City Centre. Royal London House, 200 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.

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. 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.

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.

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.

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.

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.

Flat Iron, 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, 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). This area of the City Centre has a low concentration of residential uses.

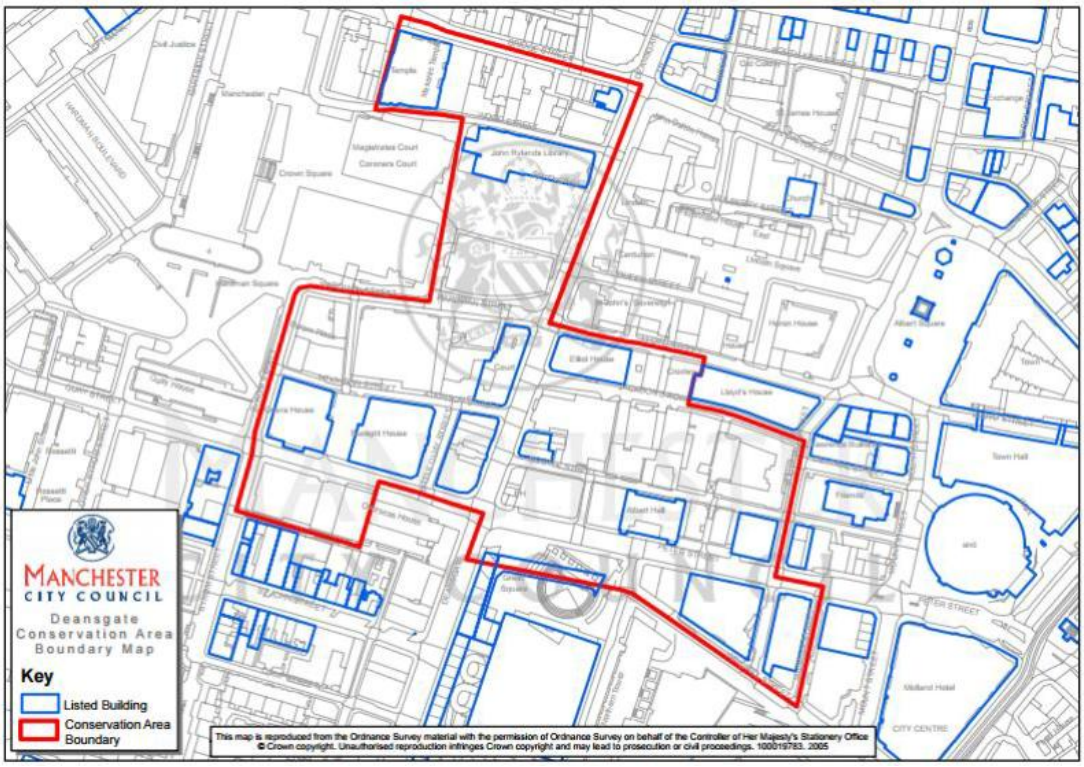
The application site relates to a vacant ground floor and basement retail unit within Royal London House. The unit is located between Pieminister and Flat Iron, accessed directly from Deansgate. Blacks had occupied the unit together with the adjacent unit on the Southern corner of Royal London House since 1997 but has since vacated the premises. The adjacent corner unit is now operating as Flat Iron restaurant under planning application (Ref:140939/LO/2024).

Deansgate / Peter Street Conservation Area

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Figure 2.2 – Deansgate Conservation Area Boundary Map



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.

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

Royal London House is subject to an extensive planning history with applications having been submitted for various changes of use, including the refurbishment of the upper floors, external alterations and the display of advertisements. The relevant planning applications which assist in setting a precedent for the proposed works are as follows:

<u>Flat Iron</u>

- Application ref: 136701/LO/2023 Listed Building Consent for elevational alterations including new shop front, replacement louvres and installation of awnings and erection of 2 x internally illuminated projecting signs and 1 x externally illuminated fascia sign together with internal fitout for a restaurant use, including the installation of new plant and kitchen and the modification of a basement archway – approved 15 December 2023.

Manhatta

- 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: 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.

Pieminister

- 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.
- Application ref: 125001/LO/2019 Internal and external alterations, and installation of roof-top plant equipment, in association with proposed restaurant use (Class A3).

Federal Café

- Application ref: 120990/FO/2018 Change of Use from takeaway (Use Class A5) to cafe (Use Class A3), internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equipment.
- Application ref: 120991/LO/2018 Listed Building Consent for internal alterations, replacement glazing / shopfront, installation of fume and kitchen ventilation equipment, and the display of signage, including 1no. projecting sign – approved 30/10/2018.

This application has had regard to the planning history and recent consents for Pieminister, Federal Café, Flat Iron and Manhatta to inform the design approach whilst also ensuring the uniqueness of Little Door & Co is maintained, notably the colourful entrance. This is the company's unique selling point and is important branding to ensure the vitality and viability of the unit.

The proposal represents an opportunity to redevelop the unit and facilitate occupation by a restaurant and bar that has several existing ventures across London and is looking to expand into the North.

3. Proposed Development

This planning application seeks full planning permission for:

"Change of use from Use Class E(a) to Sui Generis for a bar use and elevational alterations including shopfront alterations, replacement louvres, installation of fume, ventilation and air conditioning equipment".

Listed building consent is sought for:

"Internal and external alterations, including shopfront alterations, replacement louvres and installation of fume, ventilation and air conditioning equipment."

No external signage is proposed which requires planning permission.

The proposed opening hours for the unit will be Sunday-Wednesday 09:00-01:00 and Thursday-Saturday 09:00-03:00 as per the permitted licensing.

The works proposed through this application are required to facilitate occupation. The Design and Access Statement provides further detail on the nature of the works proposed.

The works proposed through this application are required to facilitate the creation of a bar that will be occupied by a London based independent bar operator who are establishing their first location outside the capital.

A sensitive refit of both the ground floor and basement is proposed through this application. Wherever possible, existing internal and external historical features will be retained. The scheme is high-quality and has been sensitively designed to preserve and enhance the significance of the listed building whilst ensuring Little Door & Co can operate effectively.

External Alterations

A series of minor external alterations are required to facilitate and support the internal fit out of the unit associated with the new restaurant occupier. The proposed features are sensitively designed to preserve and enhance the historic features of the listed building. Careful consideration has also been made to ensuring that these elements of the design do not have an adverse impact on the conservation area.

This proposal includes alterations and modifications to the frontage of the unit to Deansgate & Quay Street.

The proposal includes the installation of a new glazed frontage with painted timber frames and a new timber double entrance door. The existing granite stall riser to the front elevation will be retained, with a new granite section introduced to the side of the entrance to match the adjacent existing finish. A defining feature of the Little Door brand identity is its use of brightly coloured entrance doors, which serve to distinguish each individual location. This element has been carefully designed and proportioned to complement the architectural character and constraints of the existing listed building in a sensitive and sympathetic manner.

Internal Alterations

A sensitive refit of both the ground floor and basement is proposed through this application. Full details of the scheme are included within the supporting plans and documents. Wherever possible, existing internal historical features will be retained.

GROUND FLOOR

A new wider staircase is proposed at the front entrance of the building (behind the lobby area) to support capacity requirements. The rear staircase is to be retained in situ.

The ‘back of house’ areas are positioned at the rear of the unit for operational purposes.

Throughout the ground floor area, the cornicing will be retained and repainted. The beams and down stands will remain exposed and painted.

BASEMENT

There will be new ceilings installed carefully within the proposed toilets and kitchen area but elsewhere existing plaster ceilings will be stabilised and repainted.

The basement contains exposed blockwork and brickwork and steel columns. These elements will be retained and left exposed where possible.

Where floor space allows, visible historic glazed bricks are to be protected and concealed with a timber stud partition. Two thirds of glazed brick in the proposed toilet area will be revealed, and the partition will not be drilled (ie. not fixed to the glazed brickwork). Currently concealed historic glazed bricks are to be revealed and retained and a freestanding faux fireplace will be situated centrally on the rear wall to be revealed, with this providing a key feature in the central area of the basement.

The area comprising the proposed bookshelf which is located to the rear of the basement is in poor condition and so the glazed bricks will not be altered. A freestanding bookshelf will cover this area.

It is proposed to install a raised floor system within the proposed Ladies toilets on the basement floor to provide a ‘floating’ finish that conceals and preserves the original flooring. A non-adhesive, floating floor system comprising a breathable membrane, backer board and tiled finish to be installed due to the head height in the Gentleman’s toilet and karaoke bathroom.

The existing timber flooring and parquet flooring within the basement will be retained and repaired where necessary. Timber floor boards are proposed in the kitchen as outlined in attached ‘8621-01-601-B’ floor finishes. In the proposed ‘back of house’ area the flooring will be lifted and relocated to the proposed games room.

Ventilation / Extraction / M&E

A containment tray for electrics and small air conditioning pipework will be suspended from the ceiling, run below the existing corniced down stand beams.

Ventilation will be provided by air conditioning units suspended on Unistrut from the ceiling and ducted through the unit.

The supply and extract air is proposed to be via installed decorative louvres on the Little Quay Street elevation, along with some rooftop plant equipment. The LPA has approved extraction and roof top plant at Flat Iron, Manahatta, Federal and Pieminster. Therefore, there is precedent for the approach proposed. However, given the restricted space on the rooftop, there is a requirement to utilise louvres.

The submitted HVAC plans provide full detail on the scheme proposed including odour mitigation equipment.

Accessibility

There is existing direct level access into the building which will be retained in the proposal. The unit does not benefit from lift access across the floors and this is not proposed as part of the application given the listed building constraints. Instead, the development proposes a disabled WC at the ground floor.

The site is sustainably located, close to good public transport connections. There is no car parking provision on site and no car parking is proposed through the application.

Waste

Waste is to be stored internally in a designated ventilated room at ground floor level towards the rear of the unit. Separate bins will be provided for general waste, glass, recycling and food waste. Bins will be provided throughout the restaurant for use during operational hours, typically behind the bar and within waiter stations. Bins will be collected internally, and the waste transferred to the bin collection point, ready for collection by the waste management company.

The waste collection vehicle will pick up from the existing location utilised by the adjacent retail and office operations. The existing vehicle layby off Deansgate is currently utilised for servicing. Designated bin bags will be collected from the storage area by the waste collection pick up operatives.

Crime Impact Measures

The proposed development has considered the Crime Impact Assessment and mitigation measures recommended by GMP and approved by Manchester City Council. Such measures have assisted in the design scheme for the site and will be implemented as part of the fit out. A Lite Crime Impact Statement has also been produced by Design for Security

The mitigation measures are listed below.

Layout and surveillance

- The layout of the restaurant and bar is small and intimate with low-level seating options which allows staff to monitor the premises for any misuse;
- New external fittings will be certified to the relevant security standards to reduce the potential for criminals to target the venue;
- Signage will indicate areas restricted to staff to prevent being lost as an excuse for accessing staff areas;
- Tills will be positioned away from customer reach; and
- There will be a procedure for making the premises secure after customers have left so that counting and securing takings can be carried out in a secure environment, and a procedure for staff leaving and securing the premises so that staff safety is not compromised.

Alarms and CCTV

- An intruder alarm will be installed to cover the premises; and
- CCTV system of an acceptable standard will be installed. Cameras will be intelligently placed and regularly cleaned and maintained.

Management and maintenance

- Good management and maintenance processes will be implemented such as opening/closing procedures, cash handing and banking processes, and appropriate cleaning and maintenance of the building.

4. Policy Context

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

Planning (Listed Buildings and Conservation Areas) Act 1990

The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 are critical to the re-development of the site as they provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.

- 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.
- 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".
- 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".

National Planning Policy

National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) (December 2024) sets out the Government's planning policies for England and must be taken into account in the determination of planning applications.

The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 7). Sustainable development is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The Framework identifies three overarching and interdependent objectives of sustainable development: economic, social and environmental (paragraph 8).

Planning policies and decisions are required to play an active role in guiding development towards sustainable solutions, whilst taking account of local circumstances to reflect the character, needs and opportunities of each area (paragraph 9)

At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). For decision-taking, where relevant development plan policies are absent or out of date, planning permission should be granted unless the application of policies protecting areas or assets of particular importance provides a strong reason for refusal, or the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole (paragraph 11(d)).

Section 16 of the NPPF (paragraphs 202–214) relates to conserving and enhancing the historic environment.

Paragraph 203 requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. In determining planning applications, paragraph 207 states that applicants should describe the significance of any heritage assets affected by the proposal, including the contribution made by their setting, with the level of detail proportionate to the asset's importance.

Paragraph 212 confirms that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Where proposals result in less than substantial harm, this harm should be weighed against the public benefits of the proposal (paragraph 213).

Paragraph 211 encourages opportunities for development within conservation areas and within the setting of heritage assets where proposals would preserve, enhance or better reveal their significance. Appropriately designed city-centre leisure uses, including bars, can play a positive role in securing the long-term viable use of historic buildings and contribute to their active enjoyment.

Section 6 of the NPPF (*Building a Strong, Competitive Economy*) is directly relevant to the proposed development. Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt, and that significant weight should be placed on the need to support economic growth and productivity, taking account of both local business needs and wider opportunities for development.

Paragraph 86 further requires planning policies and decisions to recognise and address the specific locational requirements of different sectors, including leisure and hospitality uses, ensuring they are directed to accessible and sustainable locations.

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.

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).

Local Planning Policy

Since 21 March 2024, the statutory development plan for Manchester comprises:

1. Places for Everyone Joint Development Plan (2022–2039);
2. Manchester Core Strategy (2012–2027), as updated by the 2024 Addendum; and
3. Saved UDP policies (where not replaced)

The site is located within the City Centre but outside of the Primary Shopping Area.

Places for Everyone (2024)

The Places for Everyone (PfE) (2022–2039) now forms part of Manchester's statutory development plan (adopted 21 March 2024).

The adopted Places for Everyone Joint Development Plan Document (PfE) provides the strategic planning framework for Manchester and replaces or supersedes elements of the former Greater Manchester Spatial Framework, while operating alongside the Manchester Core Strategy and saved Development Management policies. PfE reinforces Manchester City Centre's role as a focus for growth, culture, heritage, leisure, and the evening economy, while placing strong emphasis on design quality, heritage conservation, and inclusive, sustainable placemaking.

Development proposals within Manchester City Centre continue to be expected to preserve and enhance heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, archaeological remains, and their settings. PfE places significant weight on the role of heritage and culture in creating distinctive, high-quality places, requiring development to respond positively to historic character while supporting viable new uses that secure long-term conservation. This approach aligns

with and reinforces Core Strategy Policies CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), and EN3 (Heritage), which remain relevant at the local level.

New development must contribute to a coherent, legible, and well-integrated urban environment, demonstrating high standards of architecture, materials, massing, and public realm design, and responding appropriately to its context and surroundings. PfE emphasises the importance of well-designed, inclusive places that support activity throughout the day and evening and reinforce Manchester's distinctive identity as a core growth area.

PfE confirms the City Centre as a primary focus for employment, commerce, culture, leisure, tourism, and higher-density development, consistent with retained Core Strategy Policy C1 (Centre Hierarchy). The City Centre is identified as a key driver of Greater Manchester's economic growth and international profile, with policies supporting a broad mix of uses and intensive, sustainable development on accessible brownfield sites.

Development proposals are therefore expected to support and reinforce the City Centre's role within the wider network of centres, ensuring that uses are appropriately located and that schemes contribute positively to footfall, vitality, and economic resilience.

PfE places strong emphasis on culture, leisure, and the evening and night-time economy as essential components of successful and inclusive places. Development that supports a diverse range of daytime and evening uses, contributes to vibrancy, and promotes social inclusion is supported in principle, provided that potential impacts on residential amenity and community safety are appropriately managed. This reinforces the objectives of Core Strategy Policy C10 (Leisure and Evening Economy). PfE also highlights the importance of ensuring that leisure and cultural uses coexist successfully with residential development, through good design, effective management, and appropriate mitigation of noise, servicing, and late-night impacts, thereby supporting a balanced and sustainable City Centre environment.

Development proposals remain subject to Manchester's Development Management policies (including DM1), which set out detailed requirements relating to siting, layout, scale, massing, materials, amenity, accessibility, safety, servicing, parking, and sustainable construction. PfE strengthens this framework by embedding sustainable development principles, including climate change mitigation, high energy efficiency standards, and the delivery of accessible developments supported by public transport and active travel infrastructure.

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.

Policy C1 (Centre Hierarchy) sets out that the City Centre will be the focus for commerce, culture, leisure and tourism.

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.

Policy EN1 (Design Principles and Strategic Character Areas) part 1 requires developers to Consider the City's heritage and continue the rich pattern of activity in the core area.

Policy EN 3 (Heritage) requires developments to be designed 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.

Policy DM1 (Development Management) sets out development management requirements including appropriate siting, layout, massing, materials; impact on surroundings; impact on amenity including light, privacy and noise; accessibility for all; community safety and crime prevention; refuse storage and collection; parking; sustainable construction and energy; use of BREEAM and best practice standards for new commercial developments.

'Saved' UDP (1995)

Various UDP planning policies have been saved, including citywide development control policies and area-specific policies.

Policy DC10.1 states that in determining planning applications for developments involving the sale of food or drink the Council will have regard to:

a. The general location of the proposed development, including any reference to the area in other policies in the plan;

b. The effect on the amenity of neighbouring residents;

c. The availability of safe and convenient arrangements for car parking and servicing;

d. Ease of access for all, including disabled people; and

e. The storage and collection of refuse and litter.

In accordance with 'saved' 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.

Policy DC19.1 outlines that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of buildings of Special Architectural or Historic Interest in the determination of planning application for listed building consent.

Policy DC26 aims to minimise the adverse impact of noise on noise-sensitive developments.

Policy DC14 sets out the requirements for signage relating to amenity and public safety. The policy applies to "all retail premises and to other commercial premises which have similar physical characteristics e.g. betting shops, banks, building society offices, opticians premises etc."

Policy DC15 states that applications for advertisement must be considered only in the interests of amenity and public safety. To accord with the policy, development should not harm the character or architectural features of the building, nor interfere with its proper use. Signage should be of an appropriate scale and relate properly to the site in which it stands. It must be unobtrusive and must not adversely impact road users or cause harm to pedestrians.

Planning Guidance

Local Planning Guidance

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2017) provides guidance on design principles, accessibility, environmental standards and parking guidelines. In terms of heritage assets, paragraph 11,45 (Conservation Areas) states that the proposals in these areas should preserve or enhance their character.

Manchester City Council's website provides detailed guidance on the history, townscape, context and control of development for the Deansgate/Peter Street Conservation Area in the form of a Conservation Area appraisal.

This local guidance however needs to be considered alongside the Places for Everyone document and the Manchester Design Guide.

Planning Practice Guidance

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.

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.

Historic England Guidance

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); and
- Conservation Principles (2025)

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.

The relative levels of significance can be measured, the categories which are used within this report are:

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.

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.

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.

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.

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. Heritage Assessment

This part of the report serves as the Heritage Statement as required under paragraph 207 of the National Planning Policy Framework and it describes the significance of any heritage assets affected by the proposed development.

This Heritage Statement has been prepared to inform a full planning application for the redevelopment of the site. It has been prepared in the context of national and local planning policy, as detailed below.

The National Planning Policy Framework (2024) states in paragraph 207 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."*

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. Places for Everyone requires development affecting heritage assets to conserve their significance but whilst also allowing for viable uses that secure their long-term future.

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 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.

Approach to the Proposal

The internal and external alterations proposed are set out in full within the submitted plans, accompanying design and access statement and works schedule. The proposals involve the removal of modern, harmful alterations that detract from and conceal the original historic fabric. The design approach seeks to better reveal the original historic fabric and features of interest such as original brickwork, glazed bricks, original flooring and cornicing where possible.

Extensive pre-application discussions have taken place. This has allowed for the proposed internal and external alterations to evolve in order to conserve the significance of the heritage assets but whilst also ensuring Little Door & Co can operate viably.

Royal London House has an extensive planning history and in the last few years several applications have been approved for internal and external alterations within the ground floor units (Federal Café (reference 120991/LO/2018), Pieminister (reference 125000/FO/2019), Manhatta (reference 118381/FO/2017) and Flat Iron (reference 136701/LO/2023) which is adjacent to the unit, and the upper floor offices and associated communal areas. A Historic Partnership Agreement (HPA) is in place between the LPA that sets out the historic background and significance of the site, it identifies elements in the building which have historic significance, and it provides clarity on when works can be carried out without the requirement for listed building consent. The design takes cues from the analysis of the

building and surrounding context, to maximise the opportunity to reveal features of significance, making a positive contribution to the building.

The Heritage Assets

Royal London House

Royal London House is Grade II listed (ref: 1200852) under the Planning (Listed Buildings and Areas) Act 1990 as amended for its special architectural or historic intertest. The building was listed on 3 October 1974, and a copy of the listing information is included at **Appendix A**. Royal London House as a listed building is of national importance. 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.

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.

Royal London House (188-202 Deansgate) retains some important elements of the original configuration and detailing such as decorative tiles and unique features associated with historic uses. It also holds a number of historical associations including the design by the architect Charles Heathcote and the occupation by numerous diverse businesses in Manchester.

However, the unit itself has been adapted significantly and little of the original historic fabric is visible. The unit holds limited special interest and there is therefore an opportunity through this application to better reveal the original historic fabric. The key features of historic fabric include:

- Cornicing and decorative corbels and picture railing
- Timber and parquet flooring
- Steel columns
- Glazed bricks

The original floorplans for the unit are shown below at Figure 9.1. The floorplans show how the unit has been altered overtime with modern additions, such as the staircase to the front of the unit.

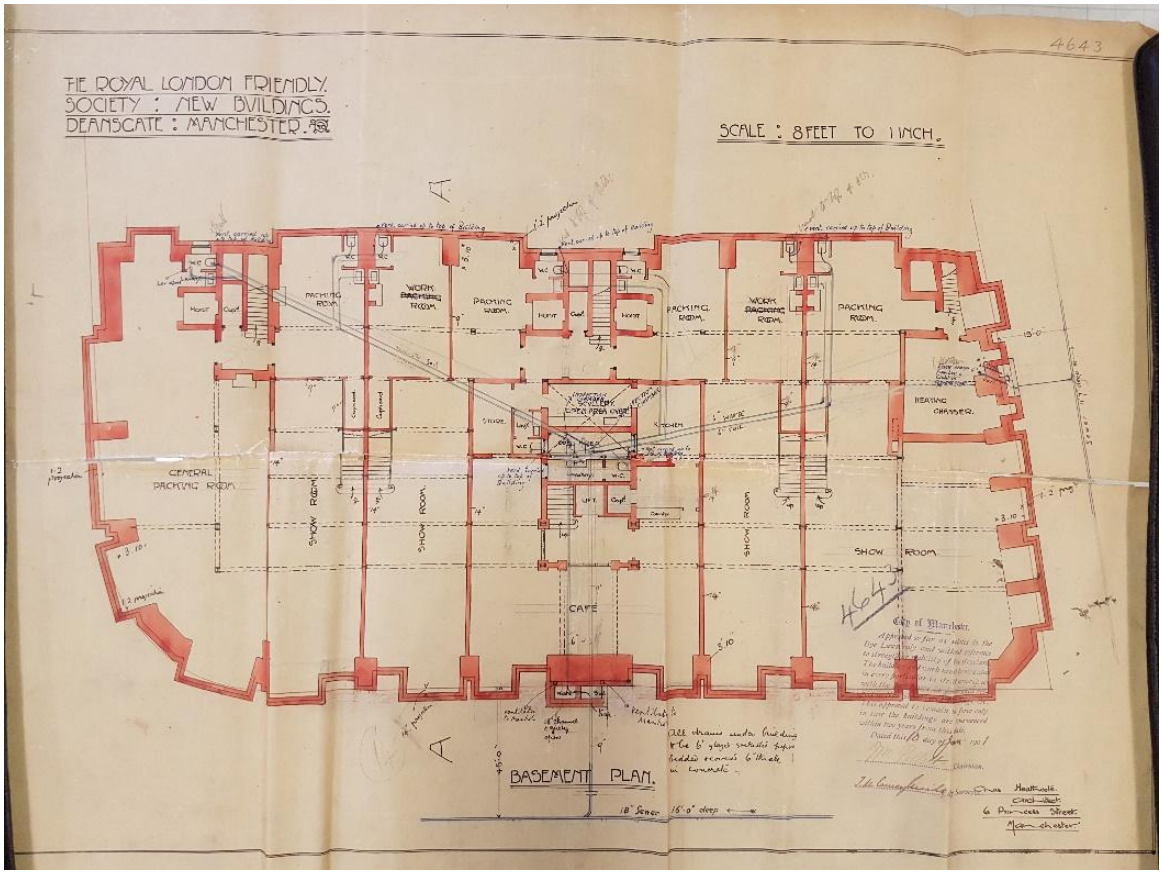


Figure 9.1 Original Basement Plan (above), Original Ground Floor (below)

Deansgate / Peter Street Conservation Area

The Deansgate / Peter Street Conservation Area was designated 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.

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.

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.

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 Deansgate / Peter Street Conservation Area

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.

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 conservation area due to the quality of the external materials and detailing of the elevation. It particular, it makes a positive contribution to the character and appearance of Deansgate, Quay Street, Little Quay Street and Atkinson Street.

Impact of the proposal

The impact of the proposal on its individual components and the overall integrity and significance of the listed building may be measured as: adverse; neutral; or beneficial. The design approach seeks to minimise adverse impacts and maximise opportunities to deliver beneficial impacts. Great weight has been placed on the retention of the elements of historic fabric.

Impact on Royal London House

The design proposal has given special regard to preserving the special architectural and historic interest of Royal London House.

The below table provides an overview of the works proposed in the unit and an assessment of impact. Full details are provided in the submitted drawing pack.

Table 9.1 – Overview of proposed works and impact

Item	Schedule of Repair Works	Scale of Impact
Walls	• The existing wall finishes generally comprise plasterboard and exposed plaster to the ground floor areas. • At basement level, the walls consist of exposed blockwork, together • with several original brickwork columns. • Where brickwork and steel columns are in situ they will be retained and left exposed where possible as per the proposed plans submitted. • In addition, there are areas of glazed brickwork at basement level. Some of these tiles are proposed to be uncovered, brushed, and cleaned in the vicinity of the new decorative fireplace.	Any moulded cornices that are extant to these locations are retained to indicate the previous cellular layout, minimising any harm to the historic fabric and enabling legibility of the earlier layout. The proposed works are not considered to harm the special architectural interest of the interior space rather; existing brickwork and skirting is to be revealed and repaired to enable the historic form the space to be better appreciated. Retention and repair of the historic fabric will have a beneficial impact.
Ceilings	• There are sections of cornice visible at ground floor level. The proposal seeks to retain the original ceilings and cornicing, which will be repainted. • The beams/ down stands will also remain exposed and be painted, in accordance with the reflected ceiling plan submitted. • Where decorative plaster is revealed or remains in situ, this will be retained wherever possible. • Existing plaster ceilings will be stabilised and repainted. • New ceilings will only be carefully installed within the proposed W.C.s and kitchen area.	The proposal will retain and enhance the original ceilings and cornicing, with just some repainting where necessary. The ceilings will remain as existing, apart from the small parts for the W.Cs and kitchen area which require upgrading to allow for the premises to operate safely and appropriately. Retention and repair of the historic fabric will have a beneficial impact.
Floors	• The existing floor finishes comprise timber boarding to the ground floor, with areas of lino and timber parquet, and timber boarding with screed finishes to the basement level. The timber plank flooring will be restored where possible as outlined in attached '8621-01-601-B' floor finishes. • Existing timber flooring and parquet within the principal bar areas at both basement and ground floor levels are to be retained and repaired where necessary, reserving the character and significance of the heritage asset.	The proposal will have a minor beneficial impact by delivering a more in keeping material palette and re-using the historic flooring where possible. It was agreed at the pre-application site visit that the historic flooring will be restored where possible. Where it cannot be restored in the customer facing areas, it will be taken from the proposed kitchen/toilet areas and used within the more public areas. Any modern fit-out floor finishes are to be removed and replaced with a selection of high-quality finishes, as indicated within the floor finishes drawings. Retention and repair of the historic fabric will have a beneficial impact.

Deansgate Elevation	• The proposed works include the installation of a new glazed frontage with painted timber frames positioned to the front and side of the entrance, together with new timber double entrance doors. • The existing granite stall riser to the front elevation will be retained, with a new granite section introduced to the side of the entrance to match the adjacent existing finish. • Additional proposals include a fixed timber panel above the doorway and a new soffit treatment within the recessed entrance area. • A defining feature of the Little Door brand identity is its use of brightly coloured entrance doors, which serve to distinguish each individual location.	The proposed features are unique to Little Door & Co's operational requirements however the external shopfront has been heavily discussed with the council prior to submission to arrive at a balance between functionality and protecting the heritage asset. The proposed shopfront exhibits strong visual consistency as required by the council, but which allows for the unique identity of Little Door & Co to be incorporated. The granite along the bottom of the shopfront will be retained for consistency with the wider building as requested from the council. The door has been carefully designed and proportioned to complement the architectural character and constraints of the existing listed building in a sensitive and sympathetic manner. The introduction of additional glazing along the elevation is consistent with the other frontages at Royal London House and so this offers a key benefit. Overall, there will be a neutral impact.
Installation of partitions	• New timber stud partitions however no drilling; • No fixings to be made into existing cornices.	New stud partition will not disturb the original cornicing and will be removable so that changes to the internal layout are reversible. This element will not harm the special architectural interest of the interior space.
Installation of ventilation	• Some equipment provided rooftop, louvres installed to rear elevation • See M& E statement and drawings for additional detail.	Ventilation will need to be incorporated through louvres to the rear of the building. However, these reflect the louvres seen throughout the rear elevation of Royal London House. This approach has been agreed with the Council during pre-application discussions. The design and style of the louvres are considered the most appropriate for protecting the heritage asset whilst ensuring they provide the necessary function. All ductwork etc is to be suspended below existing decorative downstand beams. There will be no fixings to cornicing or beams. The installation of roof top plant will have no impact on the significance of the building or the conservation area.
Stair alterations	• The front modern staircase is to be carefully dismantled and replaced with a wider timber staircase in order to accommodate the required occupant capacity serving the basement level.	During the pre-application site visit, the council confirmed they are happy that the stairs are being moved back, provided that the cornicing would not be impacted and so there will be no impact to the historic fabric of the unit. Given the staircase is a modern addition, there will be a neutral impact on the building.

The above assessment demonstrates that the proposals accord with the requirements of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation) Act 1990 in ensuring that special regard is given to preserving the special interest of the identified heritage assets.

It is considered that the refurbishment fit out works proposed have given special regard to preserving the special architectural and historic interest of the listed building. The proposals aim to remove and repair detrimental changes and ensure that the details of the new interventions are complimentary to and better reveal the historic fabric. In this regard, the proposed works sustain the significance of the heritage asset.

The works (as detailed in the plans and Design & Access Statement) propose to fit out the ground floor and basement to facilitate occupation of the unit by a new, exciting tenant. In this regard the proposals meet the requirements of Policy CC9 (Design and Heritage) of Manchester's Core Strategy in supporting the range of uses the Council expects in the City Centre.

In terms of Royal London House, which is Grade II listed (NHLE: 120082), the proposals offer a number of enhancements to the listed building by bringing a vacant unit back into use, including the removal of modern alterations and the retention and repair of features of significance. Bringing the unit back into use would allow it to be appreciated by those working in and visiting the venue. The proposals would sustain and enhance the significance of the building and ensure the vacant unit has a new use consistent with its conservation.

Impact on Deansgate / Peter Street Conservation Area

The external works proposed to the front elevation (Deansgate) will deliver positive enhancements to the street scene and the character and appearance of the conservation area.

There would be benefits of bringing the unit back into use in terms of animating the building's frontage and enlivening the street scene.

Therefore, the proposal to the façade would be in keeping with the character and appearance of the conservation of the area through the promotion of active ground floor uses. The proposals to the front elevation will have a benefit impact on the conservation area.

The external works proposed to the rear elevation (Little Quay Street) have been designed to incorporate decorative louvres to ensure sensitivity to the Deansgate/Peter Street Conservation Area. In this regard, the proposals to the rear elevation will have a neutral impact on the conservation area.

Overall, in terms of the Deansgate/Peter Street Conservation Area, the proposals would have no harmful impacts on the character and appearance of the conservation area, and its heritage significance would be preserved. There would be benefits of bringing the unit back into use in terms of animating the building's frontage and enlivening the streetscene.

Conclusion

This is an exciting project that will deliver a sensitive yet creative fit out of an underused, vacant unit within Royal London House. In its current state, the unit holds some historic value. The proposed alterations seek to protect but also enhance the historical value of the unit whilst allowing a suitable, city centre use to operate.

This heritage statement has identified the special characteristics and significance of the designated heritage assets. The historical research has identified that Royal London House itself has greater

historical value than the actual unit. The significance of the Conservation Area as a whole is considerable and holds evidential, historical and aesthetic value.

The proposal has been reviewed in the light of the relevant planning policy and guidance relating to the historic environment. Under the statutory test, special attention has been given to ensuring the proposals preserve the special historic interest of Royal London House. The proposals also preserve and enhance the character and appearance of the Conservation Area in this location whilst ensuring that the bar use can operate viably through implementing its specific, unique branding model. The proposal has been developed alongside the council through extensive pre-application discussions which has allowed a design to be achieved that, on balance, complies with the tests at Sections 16(2), 66(1) and 72 of the Planning (Conservation Areas and Listed Buildings) Act 1990.

The proposals will facilitate occupation of the vacant unit by a new tenant. In this regard the proposals meet the requirements of Policy CC9 (Design and Heritage) of Manchester's Core Strategy in supporting the range of uses the Council expects in the City Centre.

In accordance with NPPF Chapter "*Proposals affecting heritage assets",* the test of whether the proposals will lead to substantial harm or less than substantial harm has been applied. 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.

6. Planning Appraisal

This section considers the principle of development and demonstrates how the proposal accords with the relevant national and local planning policies.

Principle of Development

City centres are identified in national and local planning policy as key locations for economic activity, leisure, and hospitality uses. In this context, the proposed bar would contribute positively to Manchester's evening and night-time economy by generating employment, increasing footfall, and supporting the vitality and viability of Manchester City Centre, consistent with the objectives of the National Planning Policy Framework (NPPF), in particular those which seek to support economic growth, town centre vitality, and sustainable development.

The application site occupies a prominent position on Deansgate within Manchester City Centre and is currently vacant. The proposal would enable a vacant unit within the listed Royal London House to be brought back into a viable economic use. Paragraph 210 of the NPPF supports the reuse of listed buildings through uses that secure their long-term optimum viable use, and the proposal accords with this objective. The approach is further supported by Core Strategy policy EN3, which encourages the reuse and adaptation of heritage assets where this secures their ongoing conservation, and policy EN1, which seeks to ensure development makes a positive contribution to the built environment.

The proposal also aligns with Core Strategy policy SP1, which promotes sustainable economic growth across the city, and policy EC1, which supports economic development that reinforces the City Centre's role as the primary economic driver for Manchester. By bringing a vacant unit back into active use, the development supports economic resilience and makes effective use of existing built assets.

The proposed development will be occupied by Little Door & Co, a well-established London-based bar operator. Founded in 2014 with The Little Yellow Door pop-up above Notting Hill Gate station, the company has since expanded to six restaurant and bar venues across London, each identified through a distinctive coloured front door and designed around a house-style concept. This proposal represents the company's first location outside of London and offers the opportunity to introduce a unique and established leisure operator to Manchester City Centre, strengthening the diversity and attractiveness of the city's leisure offer.

The Little Door & Co concept is based on providing a welcoming, inclusive, and home-style environment which is safe and inviting for a wide range of users. The proposed internal and external works are necessary to facilitate this concept within the constraints of the existing listed building and are key to enabling the unit to function effectively as a bar.

The site is appropriately located for a bar. Deansgate accommodates a mix of active daytime and evening uses, contributing to a vibrant and well-used City Centre environment. The proposal accords with Core Strategy policy C1, which confirms the City Centre as the focus for commerce, culture, leisure, and tourism, and with policy C8, which supports a broad range of cultural and leisure uses within accessible City Centre locations. In addition, the proposal is supported by Core Strategy policy C10, which encourages uses that contribute positively to both the daytime and evening economy while supporting a balanced, socially inclusive, and well-managed night-time economy. The proposed use is also acceptable in principle under saved UDP policy DC10.1, which supports the sale of food and drink in suitable locations such as the City Centre.

The site lies within a highly sustainable and accessible location, and the proposal represents an efficient use of existing built development. The development therefore aligns with the NPPF's core principles of

sustainable development by supporting economic vitality, contributing to social and cultural activity, and avoiding the unnecessary consumption of land. These objectives are further reinforced by *Places for Everyone*, which identifies Manchester City Centre as the primary focus for commerce, culture, leisure, tourism, and the evening and night-time economy across Greater Manchester, supporting a broad mix of uses that reinforce its vitality and economic role.

The City Centre is also identified within Places for Everyone as a Core Growth Area, where leisure-led development is encouraged in sustainable and accessible locations. By bringing an active ground-floor unit back into occupation, the proposal will increase footfall, animation, and economic activity along Deansgate, reinforcing the City Centre's role as a destination for a diverse and inclusive leisure offer. The development therefore aligns with the spatial and economic objectives of Places for Everyone and the strategic aims of Core Strategy policies SP1, C1, C8, and C10.

The proposed bar use will be managed to ensure that potential impacts associated with noise, servicing, and late-night activity are appropriately controlled. The development will comply with saved Development Management Policy DM1, including requirements relating to:

- the protection of residential and commercial amenity through appropriate control of noise, disturbance, and hours of operation;
- accessibility and inclusive access, so far as reasonably practicable within a listed building;
- community safety and crime prevention; and
- servicing, refuse storage, and operational arrangements appropriate to a City Centre context.

Overall, the proposal will enable a vacant unit within a prominent listed building to be brought back into active, viable use, delivering economic, social, and townscape benefits. The development accords with the NPPF, Places for Everyone, and the relevant policies of the Manchester Core Strategy. It therefore follows that the principle of development is acceptable.

Design

Places for Everyone and Core Strategy Policy EN1 (Design Principles and Strategic Character Areas) require new development to respond positively to local character and reinforce patterns of activity, particularly within the City Centre core.

The bar use is contained wholly within the existing built envelope, with external changes limited and sympathetic to the listed building's character but whilst still ensuring the bar can operate viably. Materials and detailing are designed to be high quality and appropriate to the historic context, ensuring the development integrates seamlessly into the surrounding streetscape and contributes to a coherent and legible public realm.

Externally, the proposed HVAC system reflects the rear of the other units at Royal London House which operate as an eatery use. Internal/rooftop options were explored however these were not feasible, as confirmed in the M&E statement.

Little Door & Co will add to the vibrancy and uniqueness of the city centre through creating a bar with its own branding of an original, bright entrance into an intimate setting to reflect the inside of a house/flat. The small size of the unit fits the business model perfectly; a sustainable location with good footfall and which is small enough to promote the intimate setting required for the applicant's business model.

The proposal has regard to the planning history and recent consents for Pieminister, Federal Café, Flat Iron and Manhatta to inform the design approach whilst also ensuring the uniqueness of Little Door & Co

is maintained, notably the colourful entrance. This is the company's unique selling point and is important branding to ensure the vitality and viability of the unit. The proposal represents an opportunity to redevelop the unit and facilitate occupation by a restaurant and bar that has several existing ventures across London and is looking to expand into the North.

Heritage Asset

Places for Everyone places strong emphasis on the protection and enhancement of heritage assets, recognising their importance in creating distinctive and successful places. Development affecting heritage assets must conserve their significance, while allowing for viable uses that secure their long-term future.

This approach aligns with Core Strategy Policies CC9 (Design and Heritage) and EN3 (Heritage), which require development to preserve or, where possible, enhance the character, appearance, and setting of listed buildings. The proposed use represents a compatible and sustainable use for the listed building, ensuring continued occupation, investment, and maintenance, which are fundamental to its conservation.

Manchester City Council's website provides detailed guidance on the history, townscape, context and control of development for the Deansgate/Peter Street Conservation Area in the form of a Conservation Area appraisal. This has been considered when creating the design for the proposed restaurant and bar whilst also allowing for the distinct creativity promoted by Little Door & Co.

This is an exciting project that will deliver a distinctive fit out of a small unit at the Royal London House that is currently vacant and holds limited historic value. The unit itself has a low heritage interest overall, with limited features of significance visible. There are some glazed and exposed bricks at basement level, and these features are proposed to be retained and revealed where possible.

In terms of Royal London House, which is Grade II listed (NHLE: 120082), the proposals offer a number of enhancements to the listed building by bringing a vacant unit back into use, including the removal of modern alterations and the retention and repair of features of significance. Bringing the unit back into use would allow it to be appreciated by those working in and visiting the venue. The proposals would sustain and enhance the significance of the building and ensure the vacant unit has a new use consistent with its conservation.

In terms of the Deansgate/Peter Street Conservation Area, the proposals would have no harmful impacts on the character and appearance of the conservation area, and its heritage significance would be preserved. There would be benefits of bringing the unit back into use in terms of animating the building's frontage and enlivening the streetscene.

Waste Management

In-depth discussions have taken place during the pre-application stage to establish the bin storage requirements for the unit. In accordance with the Council's preference for internal refuse storage, an appropriate internal bin store has been incorporated within the proposals.

The submitted plans clearly identify the location and arrangement of the bin store, with further detail provided within the Design and Access Statement regarding collection arrangements. The proposed waste strategy ensures that the unit is suitably serviced for deliveries and refuse collection, while maintaining a high-quality environment for occupiers and the surrounding area.

The approach accords with Core Strategy Policies EN1 and DM1, saved UDP Policy DC10.1, and the principles of sustainable design and place quality set out in Places for Everyone, which seeks to ensure developments are well-managed, functional, and contribute positively to the urban environment.

Parking and Access

There is no parking currently and no parking proposed. The site is very well located for public transport with excellent links to surrounding bus and train links. Significant portions of Deansgate are now pedestrianised to allow for a more pedestrian and cyclist friendly environment. This has significantly reduced vehicle movements around the site and assists in demonstrating why there is no requirement for the provision of parking spaces.

The proposal for the bar is based across two floors. The ground floor has level access and incorporates a disabled toilet. Therefore, the development aligns with policy DM1 ‘Development Management’ and UDP policy 10.1 which both support proposals that are accessible for all.

Amenity

The surrounding area is characterised by a low concentration of residential uses. The proposed use is therefore considered to be appropriate within its city centre context and compatible with the prevailing character of the area.

An Operational Management Plan has been prepared which sets out the day-to-day management procedures for the unit. This includes measures for the orderly arrival and dispersal of patrons, as well as the provision of clear internal signage to encourage considerate behaviour when entering and exiting the premises. This reflects the established approach implemented across all Little Door & Co venues.

Overall, the proposal has been designed and will be operated in a manner that safeguards the amenity of surrounding occupiers. It accords with Core Strategy Policy DM1 ‘Development Management’, which requires development to have regard to impacts on amenity including noise, light, and privacy. It is also compliant with saved UDP Policies DC10.1 and DC26, in that it will not give rise to any unacceptable impacts on neighbouring amenity. Furthermore, the proposals align with the principles set out in Places for Everyone, which emphasise the creation of well-managed, high-quality environments that support vibrant yet balanced city centre uses.

7. Conclusion

Planning permission is sought for the change of use of 200 Deansgate from Use Class E(a) to Sui Generis in order to accommodate a bar for Little Door & Co to operate. The building in which the unit is situated is Grade II listed and therefore listed building consent is also sought for the proposed internal and external works.

Little Door & Co is a popular establishment in London, and this would be their first venture outside of the capital. It is an exciting opportunity to welcome a unique restaurant and bar to this area of the City Centre and bring a vacant site into use.

Extensive pre-application discussions and site visit have taken place in order to achieve a bar which accommodates the specific marketing and operational requirements of Little Door & Co, whilst protecting and enhancing the heritage asset.

The heritage impact assessment concludes that the proposals would result in no harmful impacts to the significance of Royal London House, which is Grade II listed (NHLE: 1200852), and the Deansgate/Peter Street Conservation Area, in which the listed building is located. By bringing a vacant unit back into use, the proposals would provide a number of heritage benefits. There would also be other benefits in terms of economic regeneration, job creation and enhancement of the city centre's leisure offer, in accordance with the National Planning Policy Framework (December 2024).

Overall, the proposed bar development is fully aligned with the objectives and policies of the NPPF (December 2024). It represents sustainable development in a highly accessible city-centre location, supports economic growth and the evening economy, and respects the historic and visual character of its surroundings. Significant weight should therefore be afforded to the proposal's compliance with national policy when determining the application.

The proposed bar use within this listed building accords with the development plan when read as a whole. It is fully aligned with the strategic objectives of Places for Everyone, supports the City Centre's role as a focus for leisure and the evening economy, and preserves the significance of a designated heritage asset through a sensitive and viable use. The proposal therefore represents sustainable development and should be supported.

Appendix A – Listing Description

Royal London House

Listed on the National Heritage List for England. **Search over 400,000 listed places**

(https://historicengland.org.uk/listing/the-list/)

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

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 06-May-2026 at 13:37:24.

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End of official list entry

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