MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Part 1 – Particulars of the application/development

Proposal:

Listed Building Consent for internal and external alterations including shopfront alterations, replacement louvres and installation of fume, ventilation and air conditioning equipment.

Location:

200-204 Deansgate Manchester M3 3NN

Application reference:

PLA-2026-001043

Applicant:

Mr K Dehdashti Little Door & CO

Date of application:

02 September 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Condition(s) attached to this decision

1) The works must be begun not later than the expiration of three years beginning with the date of this consent.

   Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 7 July 2026:

   • Location Plan 8621 / 01 / LBP

   • Proposed GA Plan - Ground & Basement 8621 / 01 / 201 / B

   • Proposed Internal Elevations - Sheet 1 8621 / 01 / 220

   • Proposed Internal Elevations - Sheet 2 8621 / 01 / 221

   • Proposed Internal Elevations - Sheet 3 8621 / 01 / 222

- Proposed Internal Elevations - Sheet 4 8621 / 01 / 223 / B
- Proposed Internal Elevations - Stair 8621 / 01 / 224
- Proposed Internal Elevations - Female WC 8621 / 01 / 225
- Proposed Internal Elevations - Male WC 8621 / 01 / 226
- Proposed Elevation - DDA WC 8621 / 01 / 227
- Proposed Front External Elevations 8621 / 01 / 240 / B
- Proposed Rear External Elevations 8621 / 01 / 241
- Proposed Reflective Ceiling Plans 8621 / 01 / 301 / C
- Proposed Small Power 8621 / 01 / 701 / B
- Proposed Demolitions Plan 8621 / 01 / 810
- Proposed Detail - Louvre Screens 8621 / 01 / 901 / A
- Proposed Detail - Staircase 8621 / 01 / 902
- Proposed Detail - Bar 8621 / 01 / 903 / A
- Proposed detail - kitchen bar 8621 / 01 / 904
- Proposed Detail - Fixed Seating - Karaoke 8621 / 01 / 905 / A
- Proposed Detail - Basement Fire Place 8621 / 01 / 906
- Proposed Detail - Ground Fl Fire Place 8621 / 01 / 907 / A
- Proposed Detail - Karaoke Bathroom 8621 / 01 / 908
- Proposed Detail - DJ Booth 8621 / 01 / 909
- Proposed Detail - Bench Seating 8621 / 01 / 910 / B
- Proposed Detail - Nintendo Room Shelving 8621 / 01 / 911 / B
- Proposed Detail - Nintendo Entrance Curtain 8621 / 01 / 912 / B
- Proposed Standard Wall half height tiling - proposed detail 8621 / 01 / 913
- Proposed Standard Wall Detail - Full Height Tiling 8621 / 01 / 914
- Proposed Standard Wall Detail - Full Height Paint 8621 / 01 / 915
- Proposed Details - Sections 8621 / 01 / 916
- Proposed Details - Kitchen Section 8621 / 01 / 917

• Proposed Ground Floor HVAC L2811SK01

• Proposed Basement HVAC L2811SK02

Received by Manchester City Council as the Local Planning Authority on 20 August 2026:

• Condensing Units Layout P03

• Kitchen Ventilation Report

Received by Manchester City Council as the Local Planning Authority on 24 August 2026:

• Proposed Roof Plan with Roof Plant P04

Received by Manchester City Council as the Local Planning Authority on 13 October 2026:

• Proposed Wall Finishes Plan 8621 / 01 / 820 / C

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Core Strategy and saved policies DC18 and DC19.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Core Strategy and saved policies DC18 and DC19.

3) Notwithstanding the details as set out in condition 2 above, no external works shall commence until samples of all materials to be used in the construction of the external surfaces of the development hereby approved, have been submitted to and been approved in writing by the City Council as Local Planning Authority.

The development shall then be carried out in accordance with the approved samples.

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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and the NPPF.

4) Notwithstanding the details as set out in condition 2 above, prior to the installation of the louvres on the Little Quay Street elevation, a full-sized sample panel of the decorative louvres shall be submitted to and be approved in writing by the City Council as Local Planning Authority.

The decorative louvres shall then be implemented as a part of the development in accordance with the approved samples.

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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and the NPPF.

5) Notwithstanding the details as set out in condition 2 above, prior to the commencement of the external works, the following details shall be provided in writing to and be approved in writing by the City Council as Local Planning Authority:

- Section drawings at 1:5 scale showing joinery profiles of proposed new timber shopfront and new door.
- Section drawing at 1:5 scale of rear window showing how proposed louvres will be attached to window frame to be submitted.

The works shall then be carried out 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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and the NPPF.

6) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works to the back bar shelving, as shown on drawing Back Bar Elevation 8621/01/903/A, an update drawing that shows how the back bar shelving will avoid impact on the ceiling beam shall be provided in writing to and be approved in writing by the City Council as Local Planning Authority.

The works shall then be carried out 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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and the NPPF.

7) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works to the historic timber flooring in the basement area that is proposed to be relocated, the following details shall be provided in writing to and be approved in writing by the City Council as Local Planning Authority:

- Method statement as to how the timber flooring will be removed and restored in new location

The works shall then be carried out 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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and the NPPF.

8) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works to the glazed tiles, the following details shall be provided in writing to and be approved in writing by the City Council as Local Planning Authority:

- Method statements and sample trials to made available for inspection with respect to paintwork removal from glazed tiles and method of cleaning

The works shall then be carried out 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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and the NPPF.

9) Notwithstanding the details as set out in condition 2 above, the fake Blue Plaque, as shown on the Proposed Part Plan section of drawing Proposed Front External Elevation 8621 / 01 / 240 /, received by Manchester City Council as the Local Planning Authority on 7 July 2026, shall not be implemented as a part of the development.

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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining

Please see information relating to mining in Appendix A.

Date: 28 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-listed-building-consent-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

   In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026