



Acting on behalf of the Stonegate Group, we successfully secured listed building consent to enable a series of improvements to the internal decor of the building.

This permission not only ensures a more hospitable service but has simultaneously evolved the venue in line with the advancement of the Slug & Lettuce brand to encompass a more contemporary and hospitable internal arrangement.

With the site being located on the west side of Deansgate and designated as a Grade II listed building, careful and precise consideration was required to secure desired internal alterations and overcome heritage constraints. Securing permission for the modern fit-out proved challenging. We needed to justify our clients' desire to apply their own style to the building, with the need to protect the historic and architectural significance of the Grade II-Listed building.

Despite the case officer and the LPA's conservation officer originally seeking to refuse the application, detailed analysis of the site's significance and evolution over time, enabled Planning Potential to justify and demonstrate that the proposed works would not result in harm to the significance of the heritage asset, namely the internal historic fabric. A degree of negotiation ensured we were successful in achieving consent for our clients' contemporary flooring, ceiling rafts; seating plan, new bar servery; refurbishment of toilets, including new tiling and new vanity units. Testament to Planning Potential's extensive persistence and comprehensive approach to the application, a bespoke solution was achieved.

Our client was under significant pressure to avoid pre-commencement conditions and begin works on site as quickly as possible. We were successful in working proactively with the planning and conservation officer to avoid the need for pre-commencement conditions, allowing our client to begin works on site immediately after consent was granted.

Summary of achievements

- Working proactively with the LPA; Statutory Consultees and the project team to ensure a timely and desired permission.
- Obtaining a comprehensive refurbishment in a Grade II listed building.
- Preparation of Planning and Heritage Significance Statements.
- Negotiation of planning conditions.

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