



Paul Butler Associates

Planning, Development & Heritage Consultants

18 February 2022

Emma Curle (Chief Planning Officer)
Stockport Metropolitan Borough Council
Planning Services
Place Directorate
Stopford House
Piccadilly
Stockport
SK1 3XW

21.1595

Dear Emma,

The White Lion Public House, 20-22 Great Underbank, Stockport, SK1 1LW

Planning and Listed Building Application for Internal and External Alterations to facilitate reuse of The White Lion Public House as a public house (sui generis use) and provision of ancillary outside seating area

I am pleased to submit a planning and a listed building consent application on behalf of Stockport Leisure Limited for the refurbishment and reuse of The White Lion Public House which lies within the Market / Underbanks area of Stockport Town Centre.

The proposed scheme is for the sensitive refurbishment and reuse of The White Lion Public House which is a prominent Grade II listed building in Stockport Town Centre which has been vacant since 2008. The scheme will return the building to its original and optimum use and deliver a series of planning, heritage and regeneration benefits which are discussed in detail within the supporting Planning and Heritage Statement prepared by Paul Butler Associates.

An ancillary outside seating area is also proposed on part of the footway adjacent to the building which will add activity and vibrancy to the surroundings streetscenes. The overall scheme will complement the established and emerging leisure and night-time offer within the Market / Underbanks area which has largely been driven by independent operators and makes a vital contribution to the attractiveness of Stockport Town Centre.

The scheme will return the building back to its lawful use as a public house (sui generis use) and no change of use is required. The premises will provide a food offer which will be ancillary to the main public house function. The proposed hours of operation applied for are 9 am to 11.30 pm Monday – Thursday, and 9 am to midnight Friday to Sunday.

Extensive consultations have been completed by Stockport Leisure Limited and the design team prior to the submission of the application and the proposal has been developed having regard to feedback from officers of the local authority.

Supporting Information

The application is comprised of the following documents and drawings which have been submitted via the Planning Portal:

Documents

- Completed Application Forms for Planning Permission and Listed Building Consent and Certificates.
- Planning and Heritage Statement prepared by Paul Butler Associates.
- Crime Impact Statement prepared by Greater Manchester Policy Design for Security.
- Noise Assessment for Planning prepared by AEC Ltd
- Extract information including:
 - Elta Fans Flanged Silencer specification.
 - Elta Fan Spigot Silencer specification
 - Mitsubishi LGH-RVX-E Commercial Lossnay specification.
 - Mitsubishi LGH-RVXT-E Commercial Lossnay specification.
 - Mitsubishi PLA-M R32 4-Way Blow Ceiling Cassette specification.
 - Elta Fans SLIM QUBE SSQUHT Centrifugal Box Fan specification.
 - Elta Fans Multiflow SEL Mixed Flow Fan specification.
 - Plasmaclean Xtract 2100 specification.
- Bench Visuals Sept 21-1-1.
- Bench Visuals Sept 21-2-1.
- White Lion Mood Board.

Drawings

- Site Location Plan
- WL – 01 – 02 – R11 Ground Floor Plan Proposed Revision 11.
- WL – 01 – 04 – R6 Basement Floor Plan Proposed Revision 6.
- WL – 01 – 03/04 Notes to Ground Floor & Base Plans R3.
- WL – 01 – 05 Plan of Main Entrance Existing.
- WL – 01 – 06 Plan of Main Entrance Proposed.
- WL – 01 – 07 Section AA of Main Entrance Existing.
- WL – 01 – 08 Section AA of Main Entrance Proposed
- WL – 01 – 09 Part Section AA of Main Entrance Proposed Showing Doors Open.
- WL – 01 – 10 Section BB of Main Entrance Existing.
- WL – 01 – 11 Section BB of Main Entrance Proposed Showing Doors Closed.
- WL – 01 – 12 Section BB of Main Entrance Proposed Showing Doors Open.
- WL 01 – 013 Sections CC of Main Entrance Existing & Proposed.
- WL – 01 – 029 – R1 Plans of Escape Stair to Rear Lightwell Existing & Proposed Revision1.
- WL – 01 – 030 Section AA Escape Stair to Rear Lightwell Existing.
- WL – 01 – 031 Section BB Escape Stair to Rear Lightwell Proposed.
- WL – 01 – 15 R21 Rear Elevation Existing Revision 2.
- WL – 01 – 16 R2 Rear Elevation Proposed Revision 2.
- WL – 01 – 17 R1 Rear Elevation Existing showing Lightwell Revision 1.
- WL – 01 – 18 – R1 Rear Elevation Prop showing Lightwell Revision 1.
- WL – 01 – 19 – R2 Front Elevation Existing Revision 2.

- WL – 01 – 20 – R1 Front Elevation Prop showing Bench Seats Revision 1.
- WL – 01 – 21 – R3 Front Elevation Prop showing canopies Revision 3.
- WL – 01 – 28 Rear North Elevation Existing.
- WL – 01 – 29 Rear North Elevation Proposed.
- WL – 01 – 22 Ground Floor Ceiling Plan Existing.
- WL – 01 – 23 Ground Floor Ceiling Plan Proposed.
- WL – 01 – 23 Ground Floor Ceiling Plan Proposed Feature Requirements.
- WL – 01 – 24 Ground Floor Electrical Plan Proposed Revision 1
- WL – 01 – 25 R1 Basement Floor Electrical Plan Proposed Revision 1
- WL 01 – 24/25 Notes – R1 Notes to Ground Floor & Base Elec Plans Revision 1
- WL – 01 – 26 Ground Floor HVAC Plan Proposed Rev 5.
- WL 01 – 27 – R5 Basement Floor HVAC Plan Proposed Rev 5.

The application fee of £462 will be paid on submission of the application via the Planning Portal.

If you require any additional information do not hesitate to get in touch.

Yours sincerely



Ralph Taylor BSc MPLAN MRTPI
Principal Planner