

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142200/FO/2025
Date registered valid: 18 March 2025
Proposal: External alterations including replacement windows and doors.
Address: John Rylands University Library Of Manchester, 250 Oxford Road,
Manchester, M13 9PP
Ward(s): Hulme Ward

Applicant: Mr Christopher Thorley The University of Manchester
Agent (if any):
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 07/05/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 April 2025

Standard consultations:

Printed: 27 March 2025 Expired: 17 April 2025

Neighbour notifications

Printed: 27 March 2025 Expired: 17 April 2025

Site notice

Posted: 1 April 2025 Expired: 22 April 2025

Press advert

Published: 1 April 2025 Expired: 22 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to the Muriel Stott Centre, within a central courtyard of the University of Manchester library at 250 Oxford Road. The study centre is a small, hexagonal single-storey annex which is accessed via a short, covered walkway to the main library. The centre itself is freestanding and enclosed on all sides by the library buildings. Views of the centre are exclusively from within the library itself and not from any freely accessible public vantage points. The site is not located within a conservation area and whilst there are a number of listed buildings within the immediate vicinity, the aforementioned location within an internal courtyard means that any works to the centre would not impact the setting of these buildings.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area relates to the University of Manchester campus. The character of the area, whilst predominantly educational, comprises many different uses, including student accommodation, drinking, dining, hotel, museum and retail. The area is not covered by any conservation areas, but there are many different listed buildings across the campus.

Description of development

The development relates to the replacement of windows and doors of the Muriel Stott Centre. The windows are to be replaced with new double leaf, openable windows and the entrance door replaced to provide DDA compliant width to the

Consultations & Notification Responses

Publicity – a notice was displayed on site informing passers-by of the development. A notice was placed in the local press advertising the works as those affecting the setting of a listed building. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Environmental Health - no comments to make on the application.

Highways Services - development acceptable in principle, informatives required on any Highways licencing and pedestrian management associated with the development.

Design for Security at Greater Manchester Police - no concerns regarding the development.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), CC9 (Design and Heritage), CC10 (A Place for Everyone), EN3 (Heritage) and EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) of the Manchester Core Strategy (2012), saved policy DC19 (Listed Buildings) of the Unitary Development Plan for the City of Manchester (1995) and Section 16 of the National Planning Policy Framework.

Principle

The application seeks to replace the existing, fixed, single-glazed window units to the Muriel Stott Centre with new double glazed, double leaf openable windows. The existing windows are in a poor state of repair, with the timber of the frames beginning to degrade and thus require replacement as they are at the end of their lifespan. There would also be a new main entrance door installed opening on to the external area through which the centre is accessed from the main library.

The new glazing is to be double glazed to help to improve the energy efficiency of the building. This complies with policy EN4 of the Manchester Core Strategy (2012), which supports development that helps improve energy efficiency through features such as double glazing. The openable element would help improve natural ventilation, thereby negating the need for mechanical ventilation which would likewise improve the energy efficiency of the building.

The new entrance door into the centre is to comprise a single, 1000mm wide leaf with smaller side panel to ensure DDA compliance. This would help improve the accessibility of the centre. Otherwise, the level access arrangement from the main library entrance into the centre would remain unaffected. Thus, it is considered that the development is acceptable with regard to accessibility and therefore accords with Policy CC10 of the Manchester Core Strategy (2012), which expects high quality accessibility as part of new development.

Visual amenity

The existing windows are thickly framed in white-painted timber. Due to poor maintenance, the paintwork is much discoloured and eroded entirely in a number of places, with a contingent detrimental impact on the underlying woodwork which has started to rot. As a result, the frames at present detract from the appearance of the building.

The new windows would differ somewhat in design, introducing two openable lights which would introduce a horizontal bifurcation to the opening that at present comprises a singular glass

pane. The new windows would thus introduce a degree of busyness and heaviness to the appearance of the building's elevations, in particular by virtue of the combined thickness of the frames and casements. The casements would be designed so as to sit flush with the frames on the outer side. The final dimensions are not yet known and so shall be agreed upon via condition. The frames shall otherwise remain white and timber, to provide a degree of visual continuity with those in situ.

It is considered that, by virtue of the materiality and colour, the bipartite design can be accepted so as to afford the building greater natural ventilation. Likewise, the asymmetry of the new doorway is accepted on the basis of improved accessibility. On balance, there are no visual amenity concerns that would warrant a refusal and the development complies with policies DM1 and SP1 of the Manchester Core Strategy (2012).

Highways impacts

The Murial Stott Centre is located entirely within a central courtyard of the main library building so it should not impact upon the adopted highway. As the whole building is significantly removed from the adopted highway within the wider campus area, there is ample space within the confines of the university itself to house any vehicles and construction compound if necessary. Informatives have been attached to this approval regarding the necessary licences for hoardings and scaffolding if this were to be required.

Impact on designated heritage assets

Whilst the library is within the setting of a number of Grade II listed buildings, by virtue of the study centre being located within an internal courtyard that screens it from view at all public vantage points, the impact on the setting of these buildings would be nil. Thus the development complies with EN3 and CC9 of the Manchester Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and Section 16 of the NPPF.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined in a timely manner.

Condition(s) to be attached to decision for approval

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development shall be carried out in accordance with the following drawings and documents:

-Drawing - Proposed 8967-P003 REV A FLOOR PLAN received by the City Council, as Local Planning Authority, on 18/02/2025

-Drawing - Existing & Proposed 8967-P004 ELEVATIONS

-Drawing - Existing & Proposed 8967-P005 CORRIDOR ELEVATIONS

-Design & Access Statement DESIGN AND ACCESS STATEMENT

-Supporting Information

All received by the City Council, as Local Planning Authority, on 19/02/2025

-Drawing - Proposed 8967-P007 WINDOW DETAIL received by the City Council, as Local Planning Authority, on 10/03/2025

-Drawing - Existing & Proposed P008 SECTIONS received by the City Council, as Local Planning Authority, on 18/03/2025

Reason - to ensure the development is carried out in accordance with the approved plans pursuant policies DM1 and SP1 of the Manchester Core Strategy (2012).

3) Prior to the commencement of the development hereby approved, full and final specifications of the windows to be installed shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of drawings and cross sections at a 1:5 scale and specifications of materials. For the avoidance of doubt the casements shall sit flush with the frames when unopened. The approved details shall be implemented in full as part of the development.

Reason - in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Bright Building, 5 Pencroft Way, Manchester, M15 6GZ
Unit 17 And Unit 19, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 8 And Unit 10, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 7B, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 7A, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 22, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 21, Williams House, Lloyd Street North, Manchester, M15 6SH
Unit 20, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 18, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 16, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 15, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 14, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 13, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 12, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 11, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 9, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 6, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 5, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 4, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 3, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 2, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 1, Williams House, Lloyd Street North, Manchester, M15 6SE
Williams House, Lloyd Street North, Manchester, M15 6SE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL