MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143684/LO/2025
Date registered valid:	21 August 2025
Proposal:	Internal alterations and office fitout at first floor level (east block only).
Address:	Hanover Building, Hanover Street, Manchester, M60 0AB
Ward(s):	Piccadilly Ward
Applicant:	Adam Corcoran Amazon UK Services Ltd
Agent (if any):	Ms Kate Martyn Donald Insall Associates
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 02/10/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 28 August 2025 Expired: 18 September 2025

Neighbour notifications
Printed: 28 August 2025 Expired: 18 September 2025

Site notice
Posted: 28 August 2025 Expired: 18 September 2025

Press advert
Published: 2 September 2025 Expired: 23 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the first floor of the Grade II listed Hanover Building, a former Edwardian warehouse and headquarters of the Cooperative Society/movement. The site has undergone various renovations to bring it into a modern office use. The property's façade remains largely unaltered, with the only noticeable contemporary alteration being the insertion of glazed curtain walling in the recesses of the property's main entrance and its former goods/cart entrances. Its ground floor and upper floors, with the exception of the first floor, are in active office use (Class E(g)(i)). Its first floor features historic and non-original partitions, with exposed columns and beams.

Listed building: Grade II

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The application site lies within the heart of the City Centre, within walking distance of Victoria Railway Station and Exchange Square. The site lies across from Sadlers Yard, an area of public realm at the centre of the NOMA estate, a regeneration area comprising of a variety of office and other commercial uses. The neighbouring street scene comprises of a plethora of property types of varying ages, with that of the application site constituting part of the collection of Edwardian buildings within the local area. As one travels north of the site, the age of the properties within the vicinity grows younger, with the mid-20th century, Grade II listed New Century Hall lying at the northern end of Sadler's Yard, as well as the Grade II listed Redfearn Building. Past these properties more contemporary buildings dominate the landscape, with one and two Angel Square being present to the north of Miller Street.

Description of development

The application seeks listed building consent for internal fit-out works to the ground and second floor, associated with office upgrades and a new office fit-out.

The proposed works comprise of the removal of some non-original partitions, with the introduction of new partitions within the northern half of the floorplate to create 3no meeting rooms and a training room. Proposed partitions would mainly be glazed, with the training room featuring a privacy manifestation.

An existing false ceiling at the northern end of the floorplate would be removed and then be replaced by an extended new false ceiling that would extend across one of the proposed meeting rooms and the corridor that would be created by the insertion of new partitions. Column heads affected by the false ceiling would still be exposed.

The proposed classroom would receive a new acoustic treatment to its ceiling that would replace the existing board, with it protruding no further than the board.

New banquette styled seating would be introduced within one of the historic partition rooms at the southern end of the floorplate, with the furniture not being physically affixed to any historic wall.

New vinyl and carpet finishes are proposed to the existing non-original raised floor.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

142333/LO/2025 - Listed Building Consent for internal alterations at ground and second floor levels – Approved April 2025.

139042/JO/2024 - Variation of Conditions 2 (Drawings), 3 (Details), 4 (Noise Cafe Bar and Gym), 6 (Hours use), 7 (Fumes), 8 (Operating Strategy), 11 (Refuse - non office), 13 (Louvres), 15 (Conservation Strategy) and 16 (Tenant Fit Out) attached to Planning Permission 128890/FO/2020 to facilitate the creation of restaurant to Unit 3 – Approved March 2024.

128891/LO/2020 - Listed Building Consent for internal and external alterations to the ground and lower ground floor, including new entrances, installation of plant, and associated works and internal fit out of Unit 4 – Approved February 2021.

128890/FO/2020 - Planning permission for the expansion of use classes in the ground and lower ground units of Grade II Listed Hanover Building and E-Block to Use Class E and Sui generis (drinking establishment); together with the creation of new entrances at ground floor level, external plant and associated works – Approved February 2021.

122982/LO/2019 - LISTED BUILDING CONSENT for internal works associated with tenant's internal fit-out works to ground to 5th floors comprising: Installation of speed gates to principal ground floor entrance lobby; removal of existing modern staircase to third floor mezzanine level and replacement with Part M compliant access ramp; installation of new meeting room partition walls, acoustic attenuation, suspended ceilings, lighting, and related works; Installation of Mechanical and Electrical Services and kitchenette facilities – Approved May 2019.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the development by letter. No representations were received.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)
- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works 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 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

<u>Impact upon the Heritage Asset</u>

The Hanover Building is a visually impressive Grade II listed building dating from 1905-1909. The building's significance is derived from its visually ornate façade, as well as its historical role as the headquarters of the Cooperative Group/Movement, until their relocation to One Angel Square in 2013. The internals of the property have been altered over time, with the property having been

damaged in the Manchester Blitz, as well as from a fire in 2015. Various tenant fit-outs of the internals of the property have been implemented, and this is evident from the presence of non-original partitions and false ceilings present across its upper floors. The first floor of the property lies vacant, and Amazon are now the prospective tenant who wish to update its layout, ensuring near total occupancy of the building's upper floors.

The proposed works to the second floor are considered to be relatively small scale in nature. Proposed strip out works would see the removal of a small number of non-original partitions and the removal of an existing false ceiling. In their place an expanded number of partitions, albeit still a relatively small number, would be introduced to create additional meeting rooms and a training room. A new false ceiling would be inserted that is marginally larger than that of the existing false ceiling. New partitioned rooms would feature glazed frontages to maintain a sense of openness within the floorplate, and the proposed false ceiling would be set back from windows so as not to be visible from external views of the property. Columns affected by the proposed false ceiling would be left exposed with the false ceiling being set back from them to allow for their full appreciation. It is considered that the implementation of such works would incur a very low level of less than substantial harm.

The proposed training room would see a privacy manifestation applied to its glazed partition front. In order to ensure visual appropriateness, it is considered necessary in the event of an approval to include a planning condition that would require final details of its finish to be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed acoustic treatment to the training room would replace existing ceiling boards, with the proposed treatment protruding no further into the space/obscuring the property's steel beams. It is considered necessary to condition the development in the event of an approval so that a sample of the acoustic treatment be submitted prior to its installation in order to ensure visual appropriateness. Subject to the aforementioned conditions, it is considered that this aspect of the development would have a neutral impact on the significance of the listed building.

New banquette seating would be introduced within one of the property's historic partition rooms at the southern end of the floorplate. The seating is designed so as not to require any fixings within historic partitions. Subject to a planning condition that would secure this, it is considered this element of the development would have a neutral impact on the significance of the listed building.

New floor and wall finishes would be applied to non-original material and thus is considered would have a neutral impact on the significance of the listed building.

Heritage Assessment and Conclusion

It is acknowledged that the development if implemented would cause a very low level of less than substantial harm to the significance of the listed building. Notwithstanding this, the proposed alterations would be reversible and would not see the loss of historic material. The proposal, if implemented, would assist in securing the long term occupation of the property's first floor and see the near total occupation of its upper floors. It is considered the public benefit that would be achieved by securing the increased occupancy of the listed building would outweigh the very low amount of less than substantial harm identified above. Therefore, the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC2, EC3, CC1, CC9, EN3 and DM1, Saved Unitary

Development Plan Policy DC19, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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 polices 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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- A13.00: Project Overview & Site Plan
- 01-A1.0 Issue 3: Level 01 - Partition Plan (Received 21/08/2025)
- A8.04 Issue 4: Enlarged Plans and Elevations (Received 30/09/2025)
- A9.1 Issue 3: Diagrams - Typical Mounting Heights & Glass Manifestation

- A10.13 Issue 1: Details - Partition Types (Received 21/08/2025)
- A10.14 Issue 2: Details - Partition Types (Received 21/08/2025)
- A10.31 Issue 2: Details - Ceilings (Received 21/08/2025)
- A10.32 Issue 4: Details - Ceilings (Training Room)
- A10.69 Issue 3: Details - Joinery
- A10.70 Issue 3: Details - Joinery
- A10.71 Issue 4: Details - Joinery
- A10.72 Issue 3: Details - Joinery
- H01-A13.0 Issue 1: Level 01 - General Arrangement Plan
- H01-A14.0 Issue 1: Level 01 - Finishes Plan
- H01-A15.0 Issue 1: Level 01 - Reflected Ceiling Plan
- H18.00 Issue 1: General Sections
- H20.02 Issue 1: Ceiling/Partition Details
- Design and Access Statement + Architectural Method Statement (Prepared by Interior Architects)
- Heritage Impact Assessment (Prepared by Donald Insall Associates; Dated August 2025)
- Finishes Schedule Rev 3 (Prepared by Interior Architects)

Stamped as received by the City Council as Local Planning Authority on 08/08/2025, unless specified otherwise.

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 the National Planning Policy Framework

3) Prior to the installation of the training room glazed partition privacy manifestation hereby approved, as shown drawing no. A8.04 Issue 4, final details regarding its finish and design shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) Prior to the installation of the perforated acoustic panels to the ceiling of the training room hereby approved, as shown on drawing no. A10.32 Issue 4: Details - Ceilings (Training Room), material samples of the panels that shall demonstrate their final finish, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) In accordance with drawing no. A10.71 Issue 4, there shall be no fixings to historical partitions and walls for the banquette seating and planters hereby approved.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

6) Where original columns abut the false ceiling hereby approved, they shall be left exposed and not covered from view in accordance with drawing no. H20.02 Issue 1.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Third Floor, 1 Balloon Street, Manchester, M4 4BE
Ground Floor, 1 Balloon Street, Manchester, M4 4BE
3 Federation Street, Manchester, M4 4BF
Fourth Floor, Dantzic Building, 29 Dantzic Street, Manchester, M4 2AL
Fourth Floor, 1 Balloon Street, Manchester, M4 4BE
Basement, 1 Balloon Street, Manchester, M4 4BE
Federation House, 2 Federation Street, Manchester, M4 4BF
Old Bank Building, Hanover Street, Manchester, M4 4AH
Sadlers Cat, 40 Hanover Street, Manchester, M4 4AH
Dantzic Building, 29 Dantzic Street, Manchester, M4 2AL
Hotel Indigo Manchester Victoria Station, 6 Todd Street, Manchester, M3 1WU
2 Todd Street, Manchester, M3 1WU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Conservation Area - Shudehill Conservation Area 1987
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) -
Area Team Boundary - Name: CENTRAL