

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143502/LO/2025	
Date registered valid:	12 September 2025	
Proposal:	Listed Building Consent for the internal refurbishment of vacant spaces to the second floor.	
Address:	William Kay House, 327- 333 Oxford Road, Manchester, M13 9PG	
Ward(s):	Hulme	Ward
Applicant:	University of Manchester	
Agent (if any):	Mr Jason Lloyd Halliday Meecham Architects	
Case officer:	Emily Tel: 0161 234 Email: emily.booth@manchester.gov.uk	Booth 4193
Recommendation:	Approve	
Date of recommendation:	27 October 2025	

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 18 September 2025

Standard consultations:

Printed: 17 September 2025

Expired: 8 October 2025

Neighbour notifications

Printed: 17 September 2025

Expired: 8 October 2025

Site notice

Posted: 18 September 2025

Expired: 9 October 2025

Press advert

Published: 23 September 2025

Expired: 14 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Listed

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of the Building -

This application relates to William Kay House, which is a Grade II listed building located at 327-333 Oxford Road. The building is owned by University of Manchester formerly in use as the Athletics Union Office, but currently vacant.

The property was constructed in the 19th Century and is stucco fronted. It comprises two late Georgian terraces as part of a terrace of four town houses fronting onto Oxford Road. The exterior frontage retains architectural features of interest primarily its grand columned entrance porches, windows have however been replaced with top opening casements.

The rear has a simpler brick exterior finish with some original sash windows. An existing non-original modern disabled access ramp is located at the rear which provides access into the building via a modern extension.

The property has been modified internally and extended at the rear but retains original staircases with decorative balustrades, majority original layouts, original skirtings and decorative cornices to main ground floor and first floor rooms.

As usually found in Victorian properties the second floor has plainer decoration and is of lower heritage significance.

Description of the Area -

The site is within the University of Manchester Campus. Educational buildings, bars, takeaways and shops are nearby as is the hospital complex. Oxford Road is a busy bus corridor and gateway route linking South Manchester with the City Centre.

The buildings surrounding the site are a mix of historic and modern buildings of varying materials and are low to moderate height. The Grade I Listed Church of the Holy Name is adjacent. The building is within a terrace of similar buildings that are also listed.

The property is not located in a Conservation Area.

The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

Application history -

Application referenced 142319/LO/2025 was approved earlier this year and allowed the refurbishment of the ground and first floors and minimal works to the second floor in addition to external repainting.

Description of development -

Listed Building Consent is now sought for additional works to refurbish the interior of the second floor for use by the University of Manchester Enterprise Hub. The works proposed are as follows:

- General redecoration.
- Full refurbishment of the kitchen and WC areas.
- Replacement of all lighting units with LED lighting.
- Replacement of non-original radiators.
- Repair of Windows

Consultations & Notification Responses -

Publicity - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

Issues

Issues and Policy

Local Policy

Places for Everyone -

Policy JP-Strat2 (City Centre)
Policy JP-P 1 (Sustainable Places)
Policy JP-P 2 (Heritage)

The Adopted Core Strategy for the City of Manchester -

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester -

Saved Policy DC19.1 (Listed Buildings)

National Policy

The National Planning Policy Framework (NPPF)

Section 12 (Achieving well-designed places)
Section 16 (Conserving and enhancing the historic environment)

Other Legislative Requirements

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.

Impacts on the listed building -

General -

The proposals still generally constitute a modest refurbishment of the second-floor level for use as meeting rooms and with WC and Kitchenette areas and don't include any major changes. All works are considered improvements and are therefore beneficial changes.

The proposals will re-use existing rooms with minimal intervention limited to decoration including replacing light fittings, radiators and carpets and repainting walls. These works would not harm the heritage significance of the spaces and as such would have a neutral impact on heritage significance.

Radiators -

The existing column radiators would be replaced with new Stelrad column radiators to match style of existing and would use existing pipework. The replacement radiators are considered to be acceptable and sympathetic to the building and would have a neutral impact on heritage significance.

Light fittings -

There would be an improvement in the appearance of the light fittings generally and existing penetrations would be used. These works would have a beneficial impact on heritage significance.

Kitchen and WC works -

The Kitchen and WC areas would be re- tiled and receive new fittings which would improve the appearance of these areas. These works would have a beneficial impact on heritage significance.

Windows –

No windows would be replaced and details of repairs required have been received.

Conditions -

Conditions will be applied to the decision to require new lighting and radiators to use existing fixings and require breathable paint to be used and to require the submission and agreement of a method statement for the window repairs.

Conclusion -

The works are a light touch preparation of the building for the new occupant and would improve the appearance and condition of the premises and are therefore acceptable.

The works are therefore considered to conserve the listed building and would constitute an overall positive benefit to heritage significance as well as sustaining the building in use.

It is considered that the works are beneficial to the significance of the listed building, and these works are consistent with paragraphs 210 of the NPPF and address section 66 of the Planning Act in relation to preservation and enhancement.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

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

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

The location plan referenced 5807-HMA-WK-ZZ-DR-A-00001 Rev T1 received by the City Council as local planning authority on 5 July 2025

The drawings referenced:

5807-HMA-WK-ZZ-DR-A-10504 Rev T1
5807-HMA-WK-ZZ-DR-A-20104 Rev T1
5807-HMA-WK-ZZ-DR-A-35008 Rev T1
5807-HMA-WK-ZZ-DR-A-43003 Rev T3
9161-TTE-XX-02-DR-E-630109 Rev P01
9161-TTE-XX-02-DR-M-500104 Rev P01

Received by the City Council as local planning authority on 5 July 2025

The Heritage, Design and Access Statement prepared by Halliday Meecham Architects received by the City Council as local planning authority on 12 September 2025

The window repair schedule referenced 5807-HMA-WK-ZZ-DR-A-31001 Rev T1 received by the City Council as local planning authority on 27 October 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9, CC10 and SP1 and saved policy DC18.1 of the Unitary Development Plan.

3) Prior to any works to windows commencing a fully detailed method statement for the proposed repair works to windows referenced on the schedule referenced 5807-HMA-WK-ZZ-DR-A-31001 Rev T1 shall be submitted to and approved in writing by the City Council as local planning authority. The works shall then be carried out fully and only in accordance with the approved method statement and shall be completed prior to the use of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) All new lighting and all new radiators shall be installed using existing fixings.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) All paint used in the repainting and decoration works shall be breathable paint.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.