

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143520/LO/2025

Date registered valid: 29 August 2025

Proposal: Listed Building Consent for internal works to ground floor and external alterations for replacement entrance door.

Address: Hope Mill, 113 Pollard Street, Manchester, M4 7JB

Ward(s): Ancoats & Beswick Ward

Applicant: David French Hope Mill Partnership Llp

Agent (if any):

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 October 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 8 September 2025

Standard consultations:

Printed: 3 September 2025

Expired: 24 September 2025

Neighbour notifications

Printed: 3 September 2025

Expired: 24 September 2025

Site notice

Posted: 8 September 2025

Expired: 30 September 2025

Press advert

Published: 9 September 2025

Expired: 30 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site relates to the Grade II* Listed Building Hope Mill, situated on Pollard Street within the Bradford ward of East Manchester.

Hope Mill is a seven-storey building constructed in the 19th Century as a Cotton Mill associated with the industrialisation of this part of Manchester. The building is currently used as a mix of offices, creative spaces and part of the ground floor is recently vacant.

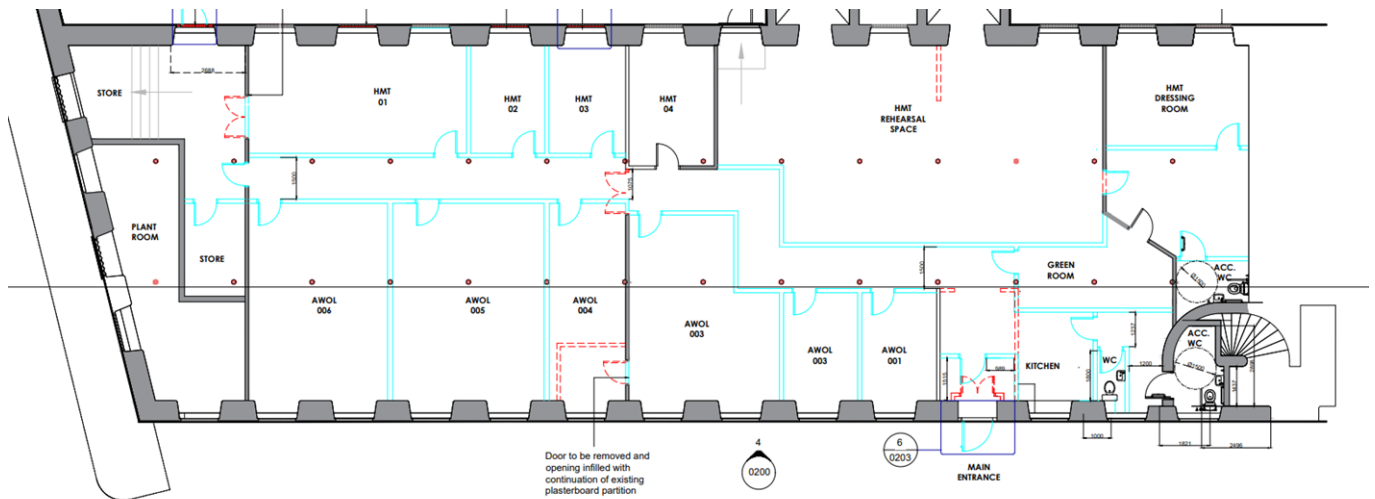
The use is known for supporting the arts and creative industries and for the ground floor café and Hope Mill Theatre.

In the surrounding area there commercial and industrial uses to the east of the site. There is several residential properties to the south and west of the site. Also, there is the Urban Splash development consisting of residential properties to the north of the site across the Ashton Canal.

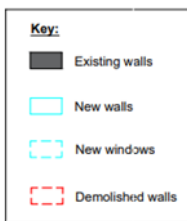
Description of development

Listed Building Consent is sought for internal works to the ground floor of Hope Mill:

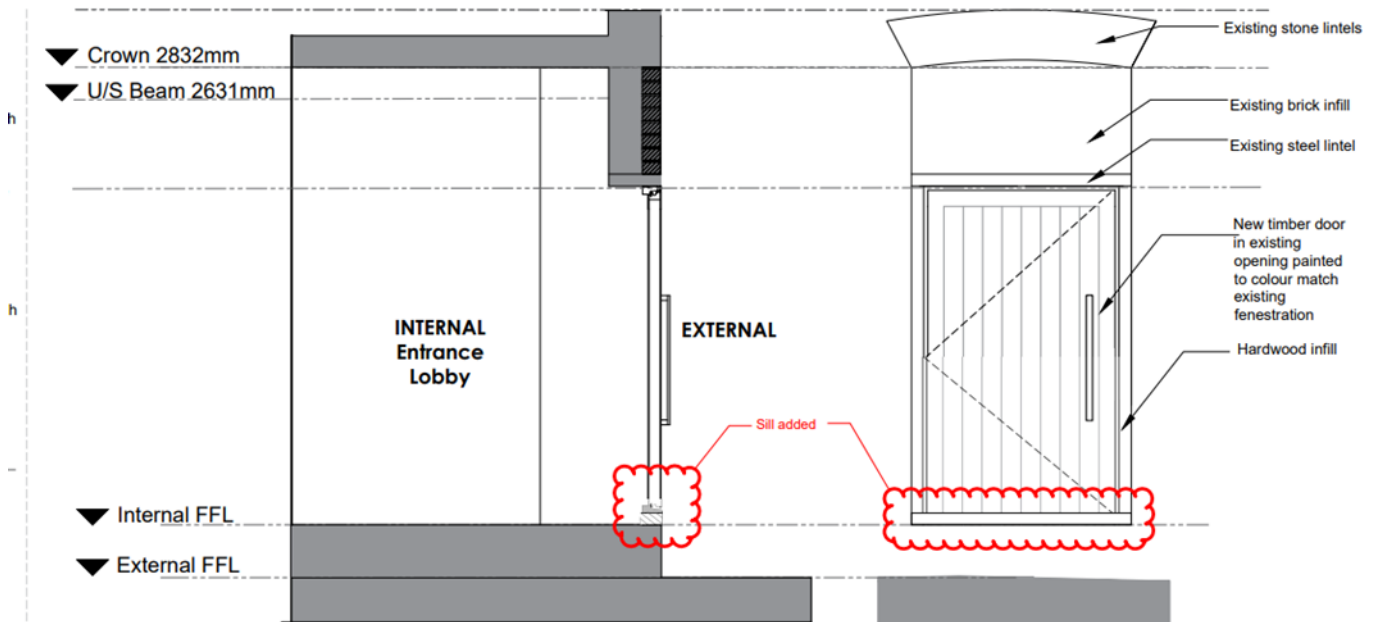
- Installation of partitions
- Demolition of existing modern walls
- Installation of luxury vinyl tiles



Proposed ground floor plan



- External alteration for the replacement of the main entrance door and reinstatement of fire exit door to rear elevation:



Proposed section and elevation of main entrance door



Main entrance door



Existing bricked up fire escape door

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Relevant Planning History

109783/FO/2015/N2 - Inclusion of use of part of building as a theatre (Class D2) in connection with planning permission 100719/FO/2012/N2

Change of use of front part of ground floor of Hope Mill (The Engine Room) to multi-function creative community hall with cafe, including meeting/workshop/and associated merchandising/lectures/private functions/research and writing activities/photography/video/launch and preview events (sui generis use).

Decision: Approved 16.10.2015

100815/LO/2012/N2 - LISTED BUILDING CONSENT - Application for alterations to building in conjunction with the change of use of the front part of ground floor of Hope Mill (The Engine Room) to multi-function creative community hall, with cafe, including meeting/workshop/and associated merchandising/lectures/private functions/research and writing activities/photography/video/launch and preview events (sui generis use).

Decision: 27.12.2012

100719/FO/2012/N2 - Change of use of front part of ground floor of Hope Mill (The Engine Room) to multi-function creative community hall with cafe, including meeting/workshop/and associated merchandising/lectures/private functions/research and writing activities/photography/video/launch and preview events (sui generis use)

Decision: 27.12.2012

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-P1 - Sustainable Places
- 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 CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Issues

Background

The original submission referred to the reinstatement of windows to the ground floor which is no longer proposed under this application.

Hope Mill is currently occupied by tenants within the arts and creative industries. The largest occupiers are AWOL Studios who occupy nearly half the floorspace and Hope Mill Theatre who are located towards the northeast of the site.

The current use of Hope Mill has operated for twenty years as one of the largest independent centres for the arts and creative industries in Manchester. The current use offers spaces for tenants, community events and opportunities for younger people, including those who have special educational needs, a disability and/or are from marginalised or vulnerable groups.

Impacts on the listed building

Partitions

Several of the upper floors of the building are currently sub divided in a cellular nature which has impacted on the open plan and spatial qualities of the mill. The existing ground floor area is currently vacant and more open plan in nature as there is currently limited subdivision. Features within the ground floor space include cast iron columns and vaulted brick arches.

The proposal seeks the installation of solid partitions to subdivide the ground floor which will impact on the openness of the ground floor and impact on the appreciation of historic columns and vaulted arches.

The partitions have incorporated a shadow gap to improve the finish the partitions and is welcomed by the LPA. Glazed partitions would have retained some of the openness of the floor plan and allowed visibility of historic features. However, they were discounted due to costs and privacy requirements for new tenants or because of the proposed uses of the spaces.

It is acknowledged the partitions would be reversible additions. Nevertheless, the subdivision of the ground floor will cause less a moderate amount of less than substantial harm the significance of the listed building.

External doors

The proposal includes the replacement of the main entrance door (fronting car park) and the reinstatement of a fire door to the rear elevation. The new doors will be designed to match existing, and the detailed design includes a bottom rail.

The design of the doors is acceptable and the reinstatement of the door to the rear elevation would be a heritage benefit. In the interest of the heritage asset, a condition will require the submission of mortar specification and sample pointing to be reviewed and approved by the LPA.

Electrical and Plumbing

The applicant has advised that redundant conduits, electrical trays and suspended strip lighting will be removed where possible.

There are no proposed changes or alterations to the existing heating system.

Any new conduit, switches and sockets are to be metal to match the existing conduits. These would be sited on modern partitions and would have no impact on historic fabric.

Flooring

The existing floor finish is concrete, and the proposal seeks to install luxury vinyl tiles. These will be finished in cool grey concrete. This alteration is considered to have neutral harm on the heritage asset.

Heritage assessment

The installation of partitions would cause less than substantial harm to the significance of the listed building as it would impact on the openness and restrict visibility of key historic features such as the cast iron columns.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

As discussed earlier in this report, Hope Mill is an independently run centre that supports the arts and creative industries whilst also offering opportunities for children. The centre is currently operating at capacity (apart from the recent vacation at ground floor) and currently has a waiting list. The proposal would allow for provision of an accessible toilet and expansion of uses by providing additional smaller spaces for prospective tenants.

There is clearly an identified requirement for smaller creative spaces to ensure the building remains occupied and being utilised which ensures that the Grade II* building does not fall vacant or at risk.

It was noticed during the site visit that there are signs of deterioration of external fabric, and the occupation of the uses would help contribute towards the upkeep and preservation of the heritage asset.

There are heritage benefits to the proposal including the reinstatement of a fire door to an original opening.

The above listed benefits are considered to outweigh the moderate level of less than substantial harm identified in accordance with paragraph 215 of the NPPF. The proposal therefore complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policy DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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 be carried out in accordance with the following drawings and documents:

- Typical Partition Details: 1050-CPA-ZZ-ZZ-DR-A-0400 REV P01

Received by the City Council, as Local Planning Authority, on 9 September 2025

- Detail Door Design: 1050-CPA-ZZ-ZZ-DR-A-0203 REV P03
- Ground Floor Plan and Elevations: 1050-CPA-ZZ-ZZ-DR-A-0200 REV P03
- Design and Access Statement: 1050-CPA-XX-XX-RP-A-9001 Rev P03

Received by the City Council, as Local Planning Authority, on 24 October 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

- 3) Prior to the installation of new doors as shown on Drawing No. 1050-CPA-ZZ-ZZ-DR-A-0200 REV P03, a mortar product specification and in situ sample of repointing shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason - the proposed works affect a building which 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

- 4) Prior to the installation of the vinyl floor tiles, samples shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be carried out 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) The internal partitions hereby approved shall be installed in accordance with the Typical Partition Details drawing no. 1050-CPA-ZZ-ZZ-DR-A-0400 Rev P01.

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
Historic England (North West)

125 Pollard Street, Manchester, M4 7JB
Fifth Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Second Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JA
Sixth Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Fourth Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JA
First Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Ground And First Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Ground Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Third Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Fourth Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Third Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Fifth Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Second Floor, Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
123 Pollard Street, Manchester, M4 7JA
19 Piercy Street, Manchester, M4 7HY
17 Piercy Street, Manchester, M4 7HY
15 Piercy Street, Manchester, M4 7HY
13 Piercy Street, Manchester, M4 7HY
11 Piercy Street, Manchester, M4 7HY
9 Piercy Street, Manchester, M4 7HY
109 - 111 Pollard Street, Manchester, M4 7JB
Flat 32, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 29, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 27, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 24, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 22, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Ground Floor, Phoenix Mill, Piercy Street, Manchester, M4 7HY
Ground Floor And First Floor, Phoenix Mill, Piercy Street, Manchester, M4 7HY
Phoenix Mill, Piercy Street, Manchester, M4 7HY
Beswick Street Mill, 4 Spectator Street, Manchester, M4 7HS
Flat 31, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 30, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 28, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 26, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 25, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 23, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 21, Crossley Court, 100 Pollard Street, Manchester, M4 7AS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

[illegible]