

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142959/FO/2025

Date registered valid: 15 May 2025

Proposal: Installation of replacement windows in connection with alterations to the basement WCs of the main building and alterations to the WCs in the science building.

Address: William Hulmes Grammar School Academy, Springbridge Road, Manchester, M16 8PR

Ward(s): Whalley Range Ward

Applicant: David Robinson, United Learning

Agent (if any): A Fleming CoARC

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 July 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 29 May 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 May 2025 Expired: 18 June 2025

Site notice

Posted: 29 May 2025 Expired: 19 June 2025

Press advert

Published: 3 June 2025 Expired: 24 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: No

Tree Preservation Order: No

The application site relates to William Hulmes Grammar School Academy within the south Manchester ward of Whalley Range.

William Hulmes Grammar School occupies a site approximately seven hectares in size. The campus consists of a variety of buildings, associated parking and service areas and a large area given over to sports pitches and multi-use games area.

The original school building was built in 1886 through the designs of A H Davies Colley. The building has been awarded Grade II listing status since June 1988 by Historic England and lies outside of a conservation area.

The majority of the school buildings and associated structures are located in the western half of the site, either fronting Springbridge Road itself or being located to the rear of the dwellings on Springbridge Road or Broadmeadow Avenue, the latter of which is to the north of the site. The remainder of the site is used as sports pitches, either grassed or multi-use games areas (MUGA).

Pedestrian access to the site, as well as two vehicular accesses, are taken off Springbridge Road. Vehicular access to a staff car park at the northern end of the site is taken via Montcliffe Crescent.

The site subject to this planning application relates to basement WCs of the main building and alterations to the WCs in the science building (see Figure 1). The basement WC windows face the direction of Springbridge Road and the windows within the science building face in the direction of the school grounds.



Figure 1, Submitted location plan with applicant site outlined in red.

Description of area

The campus directly adjoins a number of residential properties on Springbridge Road, to the west, Broadmeadow Avenue to the north and Princess Road to the east. A part of the northern boundary also adjoins the Parkway Business Park, while a part of the eastern boundary directly fronts Princess Road.

Description of development

The current planning application seeks consent for installation of replacement windows in connection with alterations to the basement WCs of the main building and alterations to the WCs in the science building.

The application has been submitted alongside a Listed Building Consent application (see details below).

The works relate to:

- Main Building: Basement staff toilet refurbishment.
- Main Building: Basement pupil toilets, alterations and refurbishment to create unisex 'open-plan' toilets.
- Science Building: Pupil toilets, alterations to create open-plan unisex toilets and associated works.

Negotiations during the Course of the Application

In regard to works applied for through this planning application, the agent was requested to supply:

- Physical samples and /or manufacturer specification of proposed new grilles and window fans.
- Replacement window inserts to basement windows should match exactly existing windows in accordance with full manufacturer's specification.

Inadequate information was supplied during the course of the application in respect of the part of the information detailed above and a pre-commencement condition to this effect was sent to the agent for review.

Planning History

142960/LO/2025- Listed building consent for internal alterations to the basement WCs of the main building and alterations to the WCs in the science building together with the installation of replacement windows.

Application pending consideration. This application relates to the same scope of works as the current application.

140594/FO/2024- Erection of a single storey educational (SEND) building and associated external works, together with the provision of multi-use games areas (MUGAs) and removal of temporary accommodation.

Approved 30 May 2025.

140600/LP/2024- Erection of an outdoor canopy

Approved 20.09.2024.

129849/LO/2021- Listed Building Consent for works to roof.

Approved 28.05.2021.

115018/LO/2017- LISTED BUILDING CONSENT - Internal refurbishment of school building.

Approved 24.03.2017.

113340/JO/2016- Variation of condition 2 attached to planning permission reference

108713/FO/2015/S1 to allow alteration to the shape of the playground.

Approved 06.10.2016.

113549/NMC/2016- Non material amendment to planning permission reference

111584/FO/2016/S1 for alterations to the elevations.

Approved 23.08.2016.

113324/NMC/2016- Non-material change to planning approval ref 108713/FO/2015/S1 to relocate the cricket nets, up-date the cricket square to full size and correct the size of the running track.

Approved 09.08.2016.

111584/FO/2016/S1- Erection of first floor extension to rear of primary school building and infill extension at ground floor and first floor to the existing Donner building.

Approved 10.05.2016.

105924/VO/2014/S1- CITY COUNCIL DEVELOPMENT retrospective installation of 2no single-storey pre-formed classroom units for a temporary period of 5 years.

Temporarily Approved 04.09.2014.

Further history exists prior to this date.

Consultations & Notification Responses

Local Residents

No responses were received from local residents.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.
- iii. Chapter 16. Conserving and enhancing the historic environment.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

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

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

Policy DC19 Listed Buildings

DC19.1 In determining applications for listed building consent or planning applications for

development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Reasons: The above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage. Retention and protection of this character is important in encouraging local pride, tourism and future investment in the city. The Council recognises that listed buildings can present particular problems in respect of their continuing use. A flexible approach will be taken in determining applications for uses in listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain and continue uses in listed buildings in Manchester.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

- i.JP- S1- Sustainable development
- ii. JP-P2- Heritage

ISSUES

Principle of Development

The application seeks permission for the installation of replacement windows in connection with alterations to the basement WCs of the main building and alterations to the WCs in the science building. The application has been submitted alongside the supporting 142960/LO/2025- Listed building consent for internal alterations to the basement WCs of the main building and alterations to the WCs in the science building together with the installation of replacement windows application. The LO application is currently pending consideration.

The works to the WCs for the school are proposed as the condition of the current toilets is poor, with outdated layouts that no longer meet the school's needs and minimum numbers required under BS 6465 (ref Building Regulations Part G) and DfE Building Bulletin 103. The changes proposed address these issues and provide fit-for-purpose toilet provision, in line with current school design standards. As such, the principle of development is considered acceptable. Following engagement with colleagues in Conservation, the agent supplied further information for consideration (largely in respect of the LO application). Whilst the principle of development is considered acceptable, consideration must be given to the proposal's appearance, impact on the visual amenity of the area, impact on the neighbouring properties' residential amenity and impact to the listed building.

It is noted that works to windows within a school could be considered permitted development under *Part 7 Class M – extensions etc for schools, colleges, universities, prisons and hospitals*. However, an application has been sought and due consideration will be given to the permitted development fallback.

Visual /Residential Amenity

Main building:

In regard to the replacement windows in connection with alterations to the basement WCs of the main building (grade II listed), this would be sited on the primary elevation of the main building facing onto Springbridge Road.

The works would involve removing the existing fan and glazing and replacement with translucent Georgian wired glass and new fan to the staff WCs. For the pupil basement WCs this would involve the same scope of works, in addition to applying glazing film and the addition of 2no. louvres.

Given the works position at basement level and the soft landscaping and railings, the works are partially screened and so the resultant impact is minimised. Given the windows are to be replaced and no additional window openings would be inserted into the grade II listed building, the works would not be easily visible and would not give rise to any adverse visual implications. The use of film glazing to the pupil WC windows are considered appropriate to ensure no

adverse privacy implications to the pupils using this space. The 2no. louvres to be installed at below ground level would not be again easily visible due to its opening and given 1no. has been installed on the return bay, it again would mitigate potential harm.

Science building:

The works to the science building would involve adding opaque film to the windows, adding clear glass units to replace opaque glazing and replacing the louvres. The works would face onto the hard play area to the east. Given the building is not listed and the scale of works are limited, any visual harm from the works would be minimal and seen only by pupils and teachers at the school and not also by passersby within the surrounding streetscene. Opaque film would be applied on windows where toilets would be positioned and so would ensure no adverse privacy implications as a result of the proposal.

Overall, the proposal would not create any adverse impacts in relation to visual/ residential amenity, pursuant to Policy DM1 and SP1 of the Core Strategy.

Design and Appearance

During the course of the application, the agent was asked to supply further information to understand the appearance of the works to the school and in particular the grade II listed main building.

The agent supplied manufacturer specifications of the proposed new grilles and window fans to be installed. The window fans to be installed would be a '*Vent Axia-T-Series Window Fan*'. Whilst the fans are not visually attractive, it would still offer a slight enhancement to appearance and so would be considered acceptable. The new grilles/ louvres would be '*GDL-30mm Weather Louvre- RAL 8023 (terracotta)*'. The product chosen is considered acceptable to the LPA and the colouration would closely align with the existing red bricks of the applicant site. These materials listed would be conditioned accordingly within any approval granted.

During the course of the application, the agent confirmed the replacement glazing to female & male basement toilets would be 1/4" (6.8mm) Georgian Glass Wired (square wired mesh pattern, obscured). Internal beading to be chamfered timber beading. All to match existing glazing being replaced. The replacement glazing to Unisex basement toilets would involve leaded panels to be 6mm Stippolyte toughened glass, lead strips to be aged lead 'boned' down. Internal beading to be putty beaded, shaped to an angle finish. All to match existing being replaced.

However, given the basement toilet windows relate to a Grade II listed building, a condition requesting samples and specifications of replacement glazing would be attached to any approval granted to ensure the LPA are happy with the proposed finish.

Given the works to the science building do not relate to a listed building and could be achieved through the route of Permitted Development, no further information is required in respect of this beyond the information submitted.

On balance with due consideration given to the permitted development fallback and given the use of a condition requesting further information for the windows within the main school building, the design can be considered acceptable, pursuant to Policy EN1 and DM1 of the Core Strategy.

Impact on Grade II listed building (main building) and on the setting of the Listed Building (science building)

The main school building is grade II listed constructed in 1886 with a 1910 extension. The buildings are built in redbrick with yellow brick bands, stone coping and terracotta dressings. The architectural style is in the eclectic late Gothic manner. A later science flat roofed block at the rear dates from 1920 and has a modern utilitarian appearance and by virtue of its date is curtilage listed. The latter is considered to have lesser significance and plays more of a role as a historic group and enclosure to the quad.

As per the provisions within the NPPF, chapter 16 'Conserving and enhancing the historic environment', paragraph 210 advises that in determining applications, LPAs should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Core Strategy policy EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.

Impact to listed building:

The most significant changes would be to the basement WCs involving reconfiguring staff and pupil WCs in the 1886 and 1910 extension of the listed building. These are secondary spaces of lower significance which have been altered and relatively concealed by planting and raised levels to the main external front elevation.

The main change to the exterior would be the replacement of the existing fans to external windows with new fans. Details have been listed in relation to the replacement window fans and are relatively similar to existing. Whilst they are not visually attractive, they will have a slight enhancement to appearance and will have a neutral impact on the listed building. Given the modest reconfiguration of the Staff WCs and minimal impact on historic fabric there would be a neutral harm to heritage significance and this aspect of the proposals is supported.

Other interventions including the removal of fans to leaded windows and replacement with leaded window inserts to match existing are considered to be an overall enhancement. New grilles proposed in basement walls to the exterior would be mostly concealed and relatively discrete and as such would have negligible impact on heritage significance. The manufacturers spec for louvres in terracotta RAL 8023 is considered acceptable and would be conditioned accordingly.

The proposed development would ensure the school can remain fit for its purpose and ensure it meets the school's needs and minimum numbers required under BS 6465 (ref Building Regulations Part G) and DfE Building Bulletin 103, pursuant to paragraph 210 of the NPPF. Further, given consideration has been given to the materials and finish of the window replacement, fans and grilles, it ensures the development makes a positive contribution to the distinctiveness of the building. Given this, the works are considered to cause a low amount of less than substantial harm to the special interest and the historic character of the Grade II listed building. Any less than substantial harm is considered to be outweighed by the public benefit gained by improving the school facilities to ensure it is fit for purpose that will result from these works being carried out.

Impact on the setting of the Listed Building (science building):

The Science block has limited heritage significance and the alterations to this building are modest having little impact and are supported.

The works to the science building would not be visible from the grounds of the listed building due to the elevation of the science building faces easterly and not into the courtyard with the listed building. As such, any harm would be minimal and so would ensure compliance to Policy SP1, EN1 and EN9 within the Core Strategy, saved UDP policy DC19 and provisions within chapter 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, and an appropriate scheme has been received and is considered to overcome issues raised. Appropriate conditions have been placed on any approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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

-Application Form, stamped as received by the City Council as Local Planning Authority on 15 May 2025.

-Drawing- Location Plan, numbered WHGS1-COA-XX-00-D-A-0001, stamped as received by the City Council as Local Planning Authority on 15 May 2025.

-Drawing- Proposed- Ground Floor Plan, numbered WHGS1-COA-XX-00-D-A-0021, stamped as received by the City Council as Local Planning Authority on 15 May 2025.

-Drawing- Proposed- Basement Floor Plan, numbered WHGS1-COA-XX-B1-D-A-0020, stamped as received by the City Council as Local Planning Authority on 15 May 2025.

-Drawing- Proposed- Elevations, numbered WHGS1-COA-XX-ZZ-D-A-0040, stamped as received by the City Council as Local Planning Authority on 15 May 2025.

-Drawing- Proposed- Elevations, numbered WHGS1-COA-XX-ZZ-D-A-0041, stamped as received by the City Council as Local Planning Authority on 15 May 2025.

-Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 15 May 2025.

-Supporting Information- GDL- 30mm Weather Louvre, stamped as received by the City Council as Local Planning Authority on 8 July 2025.

-Supporting Information- Vent Axia T- Series Window Fan, stamped as received by the City Council as Local Planning Authority on 8 July 2025.

-Correspondence- Agent Confirming Colouration of Proposed Louvre (RAL8023 Terracotta), stamped as received by the City Council as Local Planning Authority on 8 July 2025.

-Supporting Information- Hinged/ Removeable Integrated Plumbing System Panels photograph, stamped as received by the City Council as Local Planning Authority on 8 July 2025.

-Supporting Information- Post Details for Roller Shutter, numbered J8751 SK290425 Rev A, stamped as received by the City Council as Local Planning Authority on 8 July 2025.

-Drawing- Proposed- Basement Floor Proposed Roller Shutter, numbered WHGS1-COA-XX-B1-D-A-0025 REV P01, stamped as received by the City Council as Local Planning Authority on 8 July 2025.

-Drawing- Proposed- Toilet Layout Room 00-10 Pupil WCs and 00-11 Cleaners St, numbered WHGS1-COA-SL_35_80-ZZ-D-A-0904 REV P02, stamped as received by the City Council as Local Planning Authority on 8 July 2025.

-Drawing- Proposed- Toilet Layout Room 00-10 Pupil WCs and 00-11 Cleaners St, numbered WHGS1-COA-SL_35_80-ZZ-D-A-0905 REV P02, stamped as received by the City Council as Local Planning Authority on 8 July 2025.

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

3) The development hereby approved shall be implemented in accordance with the details as shown within 'Supporting Information- Vent Axia T- Series Window Fan', stamped as received by the City Council as Local Planning Authority on 8 July 2025, 'Supporting Information- GDL- 30mm Weather Louvre', stamped as received by the City Council as Local Planning Authority on 8 July 2025 and 'Correspondence- Agent Confirming Colouration of Proposed Louvre (RAL8023 Terracotta)', stamped as received by the City Council as Local Planning Authority on 8 July 2025, in relation to proposed grilles and window fans.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The development hereby approved shall be implemented in accordance with the details as shown within 'Drawing- Proposed- Elevations, numbered WHGS1-COA-XX-ZZ-D-A-0041', stamped as received by the City Council as Local Planning Authority on 15 May 2025, in relation to external works to the science building.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, SP1 and DM1 of the Core Strategy.

5) No development that is hereby approved shall commence unless and until samples and specifications of replacement glazing to female/male basement toilets and replacement glazing to Unisex basement toilets have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

4 Montcliffe Crescent, Manchester, M16 8GR
43 Brantingham Road, Manchester, M16 8PP
2 Broadmeadow Avenue, Manchester, M16 8GS
2 Montcliffe Crescent, Manchester, M16 8GR
3 Montcliffe Crescent, Manchester, M16 8GR
1 Montcliffe Crescent, Manchester, M16 8GR
40 Springbridge Road, Manchester, M16 8PQ
38 Springbridge Road, Manchester, M16 8PQ
55 Springbridge Road, Manchester, M16 8PW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA