

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142436/LO/2025
Date registered valid: 17 March 2025
Proposal: Listed Building Consent for installation of internal secondary glazing.
Address: Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ward(s): Deansgate Ward

Applicant: Mr Fergus Evans Grosvenor OEI Limited
Agent (if any): Mr Stephen Levrant Heritage Architecture Ltd
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12/05/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 27 March 2025 Expired: 17 April 2025

Neighbour notifications

Printed: 27 March 2025 Expired: 17 April 2025

Site notice

Posted: 28 March 2025 Expired: 19 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 application relates to the Grade II listed Canada House. The property is a seven storey former packing warehouse now office block, with recessed sixth and seventh floor, dating from 1909, and façade of buff terracotta. Internally, the application site has undergone extensive refurbishment under permission 115863/LO/2017. The site features original single glazed timber cased windows on all elevations.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area forms the heart of Manchester City Centre, with the site lying to the west of Oxford Road and to the south of St Peters Square. Neighbouring properties are in a variety of commercial uses, mainly consisting of offices (Class E), food retail units (Class E) and drinking establishments (Sui Generis). To the north of the site lies the Grade II listed Princes Buildings at no18, no20 and no24-28 Oxford Road. To the south of the site lies the Grade II Listed Lee House at no90 Great Bridgewater Street.

Description of development

The application seeks listed building consent for the installation of secondary glazing measures throughout the entirety of the property.

The proposal would see the installation of secondary glazing measures on all floors of the property and across thirteen different window types. The proposed windows would feature a timber subframe with aluminium framing on the inside. All windows would be proportioned so as to mimic the layout and shape of their respective original window so as not to be visible externally.

Secondary glazing windows would be mechanically fixed within the property's window cills and feature timber packing to their sides to protect the property's internal window surrounds. All secondary glazing windows would either be horizontal or vertical sliding windows.

Planning History

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

141010/LO/2024 - Listed Building Consent for installation of external lightning protection – Approved November 2024.

141009/FO/2024 - Installation of external lightning protection – Approved November 2024.

115863/LO/2017 - Listed Building Consent for internal alterations to create a new cafe area at ground floor level, and refurbishment works to facilitate office use at 1st, 2nd, 3rd, 4th and 5th floor level, including the installation of external plant and equipment and signage – Approved June 2017.

115862/FO/2017 - Change of use for part of the ground floor to Class A3 (Cafe) and associated external plant and equipment – Approved June 2017.

067723/LO/CITY3/03 - LISTED BUILDING CONSENT Refurbishment of interior offices, repair of roof, alterations to main entrance to allow full disabled access – Approved July 2003.

Consultations & Notification Responses

Historic England – No objection.

Publicity – None received.

Policy

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 CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- 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

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

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

Impact upon the Heritage Asset

Canada House, an original packing warehouse, now refurbished and in use as mixed offices and commercial space, is a building of high significance that benefits from an impressive and ornate terracotta façade. Despite undergoing extensive refurbishment works, the property still features single glazing, leading to low energy efficiency particularly in the winter months, with heat seeping out of the property's many windows.

The submission has been accompanied by supporting information that details that the thermal efficiency of the property would be significantly improved if the proposed development is implemented. The proposed plans detail that a mix of timber and aluminium would be used, notwithstanding this, in the event of an approval it is considered necessary to condition the proposal so that final details regarding their material finish, any supporting infrastructure required to install the secondary glazing, and a general methodology for their installation be submitted to and approved in writing by the City Council as Local Planning Authority.

Whilst it is considered that the installation of secondary glazing measures would incur a small amount of less than substantial harm to the significance of the listed building, given the new fixings that would be required throughout the property. Notwithstanding this, it is acknowledged that there is a present need to make older properties more thermally efficient, which in turn makes them more attractive to prospective tenants thereby helping to secure their future use. As such, the identified harm would be outweighed by the public benefits brought about via the implementation of the proposal, mainly thermal gains and carbon reduction.

In light of the above, the proposal would cause a small amount of less than substantial harm to the significance of the listed building, though this would be outweighed by the public benefits the

proposal would bring about. In light of this the proposal would accord with the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, EC2, CC1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to be acceptable and have a minimal impact on the historical significance of the Grade II listed building in accordance with policies SP1, EC2, CC1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis permission 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 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 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.

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:

- o AXI - L00 / B00 3: Site Location and Block Plan as Existing
- o AXI - 100 3: Ground Floor Secondary Glazing ID Plan as Existing and Proposed
- o AXI - 101 3: First Floor Secondary Glazing ID Plan as Existing and Proposed
- o AXI - 102 3: Second Floor Secondary Glazing ID Plan as Existing and Proposed
- o AXI - 103 3: Third Floor Secondary Glazing ID Plan as Existing and Proposed
- o AXI - 104 3: Fourth Floor Secondary Glazing ID Plan as Existing and Proposed
- o AXI - 105 3: Fifth Floor Secondary Glazing ID Plan as Existing and Proposed
- o AXI - 106 3: Sixth Floor Secondary Glazing ID Plan as Existing and Proposed
- o AXI - 300 3: Ground Floor Reflected Ceiling Plan as Existing and Proposed
- o AXI - 301 3: First Floor Reflected Ceiling Plan as Existing and Proposed
- o AXI - 302 3: Second Floor Reflected Ceiling Plan as Existing and Proposed
- o AXI - 303 3: Third Floor Reflected Ceiling Plan as Existing and Proposed
- o AXI - 304 3: Fourth Floor Reflected Ceiling Plan as Existing and Proposed
- o AXI - 305 3: Fifth Floor Reflected Ceiling Plan as Existing and Proposed
- o AXI - 306 3: Sixth Floor Reflected Ceiling Plan as Existing and Proposed
- o AXI - 500 3 Rev 02: Window Type 01 Secondary Glazing Details as Proposed (Received 12/05/2025)
- o AXI - 501 3 Rev 02: Window Type 02 Secondary Glazing Details as Proposed (Received 12/05/2025)
- o AXI - 503 3 Rev 04: Window Type 04 Secondary Glazing Details (Bay Windows) as Proposed (Received 12/05/2025)
- o AXI - 504 3 Rev 02: Window Type 05 Secondary Glazing Detail as Proposed (Received 12/05/2025)
- o AXI - 505 3 Rev 02: Window Type 06 Secondary Glazing Detail as Proposed (Received 12/05/2025)
- o AXI - 506 3 Rev 02: Window Type 07 Secondary Glazing Detail as Proposed (Received 12/05/2025)
- o AXI - 507 3 Rev 02: Window Type 08 Secondary Glazing Detail as Proposed (Received 12/05/2025)
- o AXI - 508 3 Rev 02: Window Type 09 Secondary Glazing Detail as Proposed (Received 12/05/2025)
- o AXI - 509 3 Rev 02: Window Type 10 Secondary Glazing Detail as Proposed (Received 12/05/2025)
- o AXI - 510 3 Rev 02: Window Type 11 Secondary Glazing Detail as Proposed (Received 12/05/2025)
- o AXI - 511 3 Rev 02: Window Type 12 Secondary Glazing Detail as Proposed (Received 12/05/2025)
- o AXI - 512 3 Rev 03: Window Type 13 Secondary Glazing Detail as Proposed (Received 12/05/2025)
- o AXI - 520 3 Rev 01: Secondary Glazing for Straight Windows Fixing Principles as Proposed (Received 12/05/2025)

- o AXI - 521 3 Rev 01: Secondary Glazing for Bay Windows Fixing Principles as Proposed (Received 12/05/2025)
- o AXI - 522 3 Rev 01: Secondary Glazing for Cotton Tables Sash Windows Fixing Principles as Proposed (Received 12/05/2025)
- o AXI - 523 3 Rev 02: Secondary Glazing for Curved Corner Windows Fixing Principles as Proposed (Received 12/05/2025)

Stamped as received by the City Council as Local Planning Authority on 17/03/2025, 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 commencement of any works in relation to the window types listed below, exact details of their material finish (Including material samples where relevant), method of mechanical fixing and any necessary supports, and installation methodology, shall be submitted to and approved in writing by the City Council as Local Planning Authority. In instances where any one window within a specified window type has unique constraints/limitations which may make the installation of the approved secondary glazing measures difficult and/or infeasible, for example shallow windowsill depth, bespoke plans for that window shall be required to be submitted.

- a) Window Type 01 - as shown on drawing no. AXI - 500 3 Rev 02
- b) Window Type 02 - as shown on drawing no. AXI - 501 3 Rev 02
- c) Window Type 04 - as shown on drawing no. AXI - 503 3 Rev 04
- d) Window Type 05 - as shown on drawing no. AXI - 504 3 Rev 02
- e) Window Type 06 - as shown on drawing no. AXI - 505 3 Rev 02
- f) Window Type 07 - as shown on drawing no. AXI - 506 3 Rev 02
- g) Window Type 08 - as shown on drawing no. AXI - 507 3 Rev 02
- h) Window Type 09 - as shown on drawing no. AXI - 508 3 Rev 02
- i) Window Type 10 - as shown on drawing no. AXI - 509 3 Rev 02
- j) Window Type 11 - as shown on drawing no. AXI - 510 3 Rev 02
- k) Window Type 12 - as shown on drawing no. AXI - 511 3 Rev 02
- l) Window Type 13 - as shown on drawing no. AXI - 512 3 Rev 03

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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Flat 3, 88A Great Bridgewater Street, Manchester, M1 5JW
Third Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Flat 6, 88A Great Bridgewater Street, Manchester, M1 5JW
Eighth And Ninth Floor, 100 Barbirolli Square, Manchester, M2 3WS
Ground Floor, 100 Barbirolli Square, Manchester, M2 3WS
Window Display 3, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Third Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 2, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 10, 88A Great Bridgewater Street, Manchester, M1 5JW
Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Second Floor And Third Floor, 100 Barbirolli Square, Manchester, M2 3EY
22 Oxford Court, Manchester, M2 3WQ
16 Oxford Court, Manchester, M2 3WQ
Fourth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Flat 8, 88A Great Bridgewater Street, Manchester, M1 5JW
Third Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5RR
12 Oxford Court, Manchester, M2 3WQ
Ground Floor And First Floor, 100 Barbirolli Square, Manchester, M2 3WS
First And Second Floor, 14 Oxford Court, Manchester, M2 3WQ
Window Display 1, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 7, 88A Great Bridgewater Street, Manchester, M1 5JW
Ground Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Fourth Floor, 100 Barbirolli Square, Manchester, M2 3WS
Second Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Fifth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Puma United Kingdom Ltd, Sixth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Henry Kaye Family Settlement, Fourth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Flat 2, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 5, 88A Great Bridgewater Street, Manchester, M1 5JW
1 Chepstow Street, Manchester, M1 5FW
BANNATYNES HEALTH CLUB, Basement Health Club G.3, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Basement, 100 Barbirolli Square, Manchester, M2 3WS
14 Oxford Court, Manchester, M2 3WQ
Ground Floor, 14 Oxford Court, Manchester, M2 3WQ
Upper Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 5, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Window Display 4, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 4, 88A Great Bridgewater Street, Manchester, M1 5JW
Fifth Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
36 - 38 Oxford Street, Manchester, M1 5EJ
Ground Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Sixth Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Flat 9, 88A Great Bridgewater Street, Manchester, M1 5JW
88A Great Bridgewater Street, Manchester, M1 5JW
Second Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW

Flat 1, 88A Great Bridgewater Street, Manchester, M1 5JW
First Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
First Floor, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU
Cafe Ground Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
First Floor, Canada House, 3 Chepstow Street, Manchester, M1 5FW
Ground Floor And First Floor, 1 Chepstow Street, Manchester, M1 5FW
Sixth Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Sub Basement, 100 Barbirolli Square, Manchester, M2 3WS
18 Oxford Court, Manchester, M2 3WQ
Basement, Broadhurst House, 56 Oxford Street, Manchester, M1 6EU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL