

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142474/LO/2025

142473/FO/2025

Date registered valid: 22 April 2025

Proposal: Replacement of existing A/C condensers.

Listed building consent for internal refurbishment works

Address: 10 Oxford Road, Manchester, M1 5QA

Ward(s): Deansgate

Ward

Applicant: Mrs Sara Humphries Greggs plc

Agent (if any):

Case officer: Lea
Tel: 0161 227
Email: lea.joseph@manchester.gov.uk

Joseph
3644

Recommendation: **Approve**

Date of recommendation: 13.06.2025

Application details

Type of application: Listed Building Consent, Full Application Consent

Development type: Listed building alteration, Minor Other

Date of site visit: 13 May 2025

142474 LO

Standard consultations:

Printed: 7 May 2025 Expired: 29 May 2025

Neighbour notifications

Printed: 7 May 2025 Expired: 29 May 2025

Site notice

Posted: 13 May 2025 Expired: 04 June 2025

Press advert

Published: 13 May 2025 Expired: 4 June 2025

142473 FO

Standard consultations:

Printed: 1 May 2025 Expired: 23 May 2025

Neighbour notifications

Printed: 1 May 2025 Expired: 23 May 2025

Site notice

No site notice has been produced.

Press advert

Published: 13 May 2025 Expired: 3 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Whitworth Street Conservation Area

Tree Preservation Order: Not applicable

Description of area/site

The site relates to a ground floor unit within the Grade II listed Dancehouse Theatre (nos. 6-14 Oxford Road), a former cinema duplex which now houses a dance school and retail units fronting Oxford Road. The building was erected between 1929-30 by Ukrainian developer

Emmanuel Nove and designed by architects Charles Pendleton and Basil Dickinson of Manchester. Nove's initials 'E.N' can be seen on the central façade of the building. The Dancehouse consists of a faience clad facade, with stock brick rear elevations, on steel frame; flat roof with gable ends and flat-pitched sides. The site borders Hulme Street, Chester Street and Measham Mews, and a rear ginneel.

The building represents an early example of a multiple cinema complex, a type which only became common some forty years later with the decline in film attendance. Internally there is much high-quality Art Deco plaster decoration, in a rich Art Deco idiom rare in Britain.

Unit no.10--the proposed site, features its original Art Deco that extends across the unit's ground floor. The original ceiling is exposed within the front of the unit and detailed with small lighting fixtures. The decorated ceiling extends into the back of house, but this portion of the feature is covered by a suspended ceiling.

The site's ceiling is the unit's most significant feature. It features various art deco motifs including trapezoidal, chevron sweeping curves and sunburst motifs. In addition, there are multiple columns, and a cornice with art deco ornamentation lining the walls, the columns are currently obscured by modern protective walls in a grey colour. These original Art Deco features are all painted a monochrome white.

Description of development

The application seeks listed building consent for a full internal refurbishment of the unit and replacement of the air conditioning units. There is an accompanying planning permission for the air conditioning units also.

The internal works proposed include:

- Replacement of existing projecting signage with a 'historic' style internally illuminated projecting sign
- Addition of manifestations on façade glazing
- Retention and repair of existing wall partitions
- Repainting of historic ceiling and columns
- Replacement of air conditioning units

Planning History

050412/FO/CITY3/96 – Change of use to café. (Approved September 1996).

073865/LO/2004/C3 – LISTED BUILDING CONSENT Internal and external works approved including new shopfront and signage, fit out for bakery (cooking preparation and sales area), installation of a suspended ceiling in the back of house area, the partial coverage of the columns with wall panels and new air conditioning plant/extract grille on rear elevation. (Approved June 2005).

089336/LO/2009/C1 – LISTED BUILDING CONSENT Internal alterations comprising the installation of a mirrored suspended ceiling, a security shutter and door heater and internal redecoration. (Refused July 2009).

Consultations & Notification Responses

142474 LO

Publicity

A site notice was posted, the development was advertised, and neighbouring local businesses were notified. No representations were received.

142473 FO

Publicity

The development was advertised, and neighbouring local businesses were notified. No representations were received.

Environmental Health – No objections subject to a condition on external appliance noise levels.

Policy

The policies relevant to the consideration of this application are:

Manchester Core Strategy 2012 to 2027

- o CC9 Design and Heritage
- o SP1
- o EN1
- o EN3
- o DM1

Saved Unitary Development Plans Policy

- o DC19 Listed Buildings
- o DC26

Places for Everyone Joint Development Plan Document (Adopted March 2024)

- o JP-P2 Heritage

Other Material Considerations

National Planning Policy Framework

- o Chapter 16 – Conserving and enhancing the historic environment

Manchester City Council Shopfront and Signage Design Guide (2024)

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of Development

The proposal would be for the refurbishment of the existing unit together with the installation of external plant. The principle of the works is considered to be acceptable as it would continue the use within the listed building.

Matters which require consideration are the any visual amenity impacts (including impact on the historic fabric) and any noise implications.

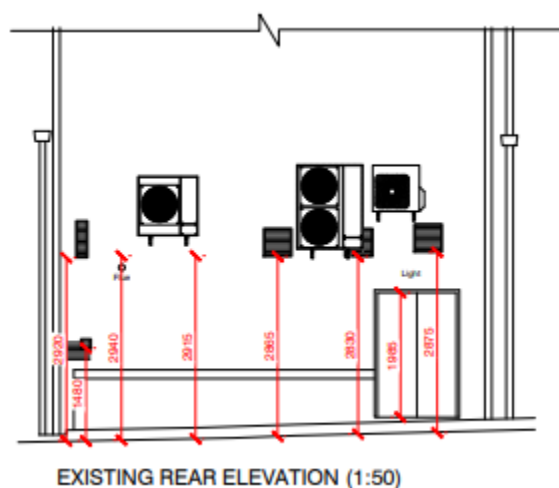
These matters are considered below.

Visual amenity

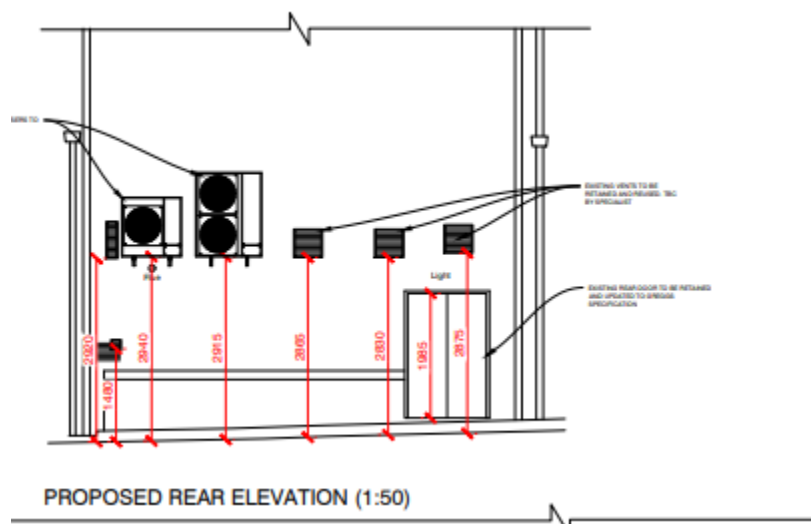
The proposal would result in new plant, upgraded plant on the rear elevation of the premises. This would result in the rationalisation and repositioning of some of the plant and the retention of the existing vents. There would be a modest reduction in clutter to the rear of the listed building.

The rear elevation is not considered to be highly prominent with access down Measham Mews being limited due to its narrow nature and within it only providing access to the rear of this commercial row of shops.

It should also be noted that there is already a high degree of clutter from other plant equipment to the rear of other premises in the row.



Existing rear elevation



Proposed rear elevation



Image of Measham Mews

Noise

Policy DC26 which specifies that new development must minimise their impact on the public and surrounding noise sensitive uses.

The applicant has submitted an acoustic report with the applicant. Environmental Health have considered the report and further details are required to ensure that the plant is compliant with the MCC noise requirements.

A condition is therefore recommended to ensure that the appropriate details are submitted and that the plant is then carried out in accordance with the approved report. A verification report should be submitted to confirm the plant operates in accordance with the previously agreed details.

Impact on the character and fabric of the listed building

The internal fit out works are modernising previously approved interventions (as detailed above).

Manifestations are proposed to the glazing for safety reasons and would have minimal visual impact. Therefore, the interventions proposed are to the modern glass shop front and would not have any impact on historic fabric. Whilst the manifestations would be viewed in the context of the wider listed building, they do not affect its legibility or appreciation.

Four original columns, with art deco ornamentation are sited at the front of house midpoint and the order counter, columns are sited on both sides of the shopfront. These columns are partially

covered, with Gregg's wall inserts. These features would remain exposed. As these features are temporary, they could be removed and the columns reinstated within the space at a future point.

The site's ceiling is its largest and most significant asset. The replacement of lighting within the ceiling would not involve new penetrations to the ceiling. Whilst the proposal includes a re-painting of the ceiling in the same colour as is existing this would not cause any additional harm.

The proposed air condition condensers would be rationalised but would remain visible within the overall clutter of the rear of the building and the plant associated with other premises. Whilst the clutter would detract from the significance of the building, it is considered to be a low level of harm.

Whilst it would be desirable to have better revealed the significance of the this listed building by revealing some of the buildings key features for example the columns, ceiling and volume of space. However, it is accepted that due to the nature of the current operation, which relies on the previous approved interventions, that this is not feasible at this time. Notwithstanding this it is noted that the continued exposure of the features as described above, would facilitate their continued preservation, thereby aiding in the 'enjoyment' and 'understanding' of the building's heritage pursuant to policies JP-P2, DC19, EN3 and CC9. These interventions are also reversible and could be removed at a future point.

The original signage proposed for this application included a like for like replacement of the building's projecting sign. A heritage style projecting sign was agreed with the applicant to better preserve the character of the building and harmonise with surrounding projecting signage on the site. This would constitute an enhancement to the building.

The National Planning Policy Framework Section 16 sets out a framework for evaluating heritage assets. As per paragraph 215, the harm that would arise in this instance as a result of the plant and internal alterations, would be a low level of less than substantial harm to the significance of the heritage asset. Any harm proposed must be weighed against the 'public benefit' of a given proposal.

The proposal would facilitate the continuation of the use of the listed building which would outweigh the low level of harm which is caused in this instance.

Conclusion

Overall, the proposal would upgrade interventions that have previously been approved in order to modernise and maintain the existing internal design of necessary front and back of house functions and maintain the current levels of exposure of original Art Deco elements. Thus, existing levels of intervention would be maintained and whilst hidden behind insertions within the space original features, original features not currently exposed would be preserved and the external frontage would be enhanced by the new signage.

On balance the development would meet the requirements of the relevant policies as set out above as well as the requirements in relation to preservation and enhancement set out within S16 and S66 of 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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval 142473/FO/2025

- 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:

Drawing—Proposed (Basement and Ground Floor Plan): RPEN/S1492/03 Rev. A

Drawing—Proposed (Elevations): RPEN/S1492/06 Rev. A

Drawing—Proposed (HVAC Plan): RPEN/S1492/06 Rev. A

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.

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of the plant hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use of the plant.

b) Prior to the first use of the plant, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to Saved Unitary Development Plan policy DC26.

NEED CONDITIONS FOR THE LBC

4) The permission hereby granted is for a repaint of the original columns and as ceiling as detailed below:

Colour:

Farrow and Ball
Soft distemper
No. 2005
All White
2% Sheen

Reason - To safeguard visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Nando's, Unit 3, The Quadrangle, Chester Street, Manchester, M1 5QS
Unit 4, The Quadrangle, Chester Street, Manchester, M1 5QS
12 Oxford Road, Manchester, M1 5QA
10A Oxford Road, Manchester, M1 5QA
10B Oxford Road, Manchester, M1 5QA
Panchos Burritos, Unit 1, The Quadrangle, Chester Street, Manchester, M1 5QS
Northern Ballet School Ltd, Oxford Road, Manchester, M1 5QA
Unit 2, The Quadrangle, Chester Street, Manchester, M1 5QS
Manchester Alliance Church, Unit 9, The Quadrangle, Hulme Street, Manchester, M1 5GL
8A Oxford Road, Manchester, M1 5QA
8 Oxford Road, Manchester, M1 5QA

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