

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142333/LO/2025

Date registered valid: 6 March 2025

Proposal: Listed Building Consent for internal alterations at ground and second floor levels

Address: Hanover Building, Hanover Street, Manchester, M4 4AH

Ward(s): Piccadilly Ward

Applicant: Adam Corcoran Amazon UK Services, Limited

Agent (if any): Ms Kate Martyn Donald Insall Associates

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29/04/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 13 March 2025 Expired: 3 April 2025

Neighbour notifications

Printed: 13 March 2025 Expired: 3 April 2025

Site notice

Posted: 28 March 2025 Expired: 19 April 2025

Press advert

Published: 18 March 2025 Expired: 8 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the ground and second floor of the Grade II listed Hanover Building, a former Edwardian warehouse and headquarters of the Cooperative Society/movement. The site has undergone various renovations to bring it into a modern office use. The property's façade remains largely unaltered, with the only noticeable contemporary alteration being the insertion of glazed curtain walling in the recesses of the property's main entrance and its former goods/cart entrances. Its ground floor features a non-original stone floor, with its second floor being subject to a previous contemporary office fit-out. The property's entrance off Corporation Street features an ornate and patterned marble floor.

Listed building: Grade II

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The application site lies within the heart of the City Centre, within walking distance of Victoria Railway Station and Exchange Square. The site lies across from Sadlers Yard, an area of public realm at the centre of the NOMA estate, a regeneration area comprising of a variety of office and other commercial uses. The neighbouring street scene comprises of a plethora of property types of varying ages, with that of the application site constituting part of the collection of Edwardian buildings within the local area. As one travels north of the site, the age of the properties within the vicinity grows younger, with the mid-20th century, Grade II listed New Century Hall lying at the northern end of Sadler's Yard, as well as the Grade II listed Redfearn Building. Past these properties more contemporary buildings dominate the landscape, with one and two Angel Square being present to the north of Miller Street.

Description of development

The application seeks listed building consent for internal fit-out works to the ground and second floor, associated with office upgrades and a new office fit-out.

To the ground floor, the proposal includes the installation of new speed gates that would control access to the building via a keycard ID system. Two sets of speed gates are proposed, the first would be situated within the main reception that would be located off the property's Hanover Street entrance, in the former open air, now covered, courtyard. The second set of speed gates would then be placed in the central foyer accessed off Corporation Street. A section of the property's stone flooring within the courtyard would need to be taken up to allow for the laying of cables for the speed gates and an underfloor heating system.

Other works to the ground floor include the installation of a new air curtain that would be affixed to the property's floor behind the second wall glass curtain walling off of the property's Hanover Street entrance. New trunking would be located along a contemporary extension situated within the internal courtyard, as well as down an original wall. Existing seating areas will be removed and replaced with an updated layout. A new partitioned badging room, utilised for the issuing of IDs, would be created within the property's foyer accessed off Corporation Street.

At second floor, non-original partitions would be removed, with some new portioned meeting rooms being located within the corners of the floorplate and adjacent to original walls, large elements of glazing would be incorporated into new partitions. New decorative finishes would be instated in place of existing non-original finishes.

Planning History

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

139042/JO/2024 - Variation of Conditions 2 (Drawings), 3 (Details), 4 (Noise Cafe Bar and Gym), 6 (Hours use), 7 (Fumes), 8 (Operating Strategy), 11 (Refuse - non office), 13 (Louvers), 15 (Conservation Strategy) and 16 (Tenant Fit Out) attached to Planning Permission 128890/FO/2020 to facilitate the creation of restaurant to Unit 3 – Approved March 2024.

128891/LO/2020 - Listed Building Consent for internal and external alterations to the ground and lower ground floor, including new entrances, installation of plant, and associated works and internal fit out of Unit 4 – Approved February 2021.

128890/FO/2020 - Planning permission for the expansion of use classes in the ground and lower ground units of Grade II Listed Hanover Building and E-Block to Use Class E and Sui generis (drinking establishment); together with the creation of new entrances at ground floor level, external plant and associated works – Approved February 2021.

122982/LO/2019 - LISTED BUILDING CONSENT for internal works associated with tenant's internal fit-out works to ground to 5th floors comprising: Installation of speed gates to principal ground floor entrance lobby; removal of existing modern staircase to third floor mezzanine level and replacement with Part M compliant access ramp; installation of new meeting room partition walls, acoustic attenuation, suspended ceilings, lighting, and related works; Installation of Mechanical and Electrical Services and kitchenette facilities – Approved May 2019.

Consultations & Notification Responses

Publicity – A site notice and press notice were published, and neighbour notifications were sent to nearby properties. No representations were 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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- 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

The Hanover Building is a visually impressive Grade II listed building dating from 1905-1909. The building's significance is derived from its visually ornate façade, as well as its historical role as the headquarters of the Cooperative Group/Movement, until their relocation to One Angel Square in 2013. The internals of the property have been altered over time, with the property having been damaged in the Manchester Blitz, as well as from a fire in 2015. Various tenant fit-outs of the

internals of the property have been implemented, and this is evident from the corridor affect large partition rooms have created at the second floor. Its second floor lies vacant and Amazon are now the prospective tenant who wish to update its layout.

The proposed works to the ground floor are generally considered to be minimal. The installation of new seating, an air curtain and trunking are all minor in nature and are considered would have a neutral impact on the significance of the listed building, subject to that there is no affixing to the property's walls nor ceilings, and that trunking be concealed. In the event of an approval, compliance conditions to secure this are considered necessary to be attached to the decision notice.

The installation of speed gates within the property's former courtyard, now main entrance, is not considered to be harmful, with the speed gates being a minor addition to a section of the property that boasts an impressive floor to ceiling height. It is acknowledged that in order to install the speed gates, a section of the property's stone floor would be required to be taken up and subsequently relayed. Subject to a condition that would require the submission of a methodology for such works, as well as confirmation on how much of the stone taken up would be suitable for reuse, it is considered that this element of the development would have a neutral impact on the significance of the listed building.

The creation of a badging room within the foyer is not inherently harmful, taking into account the layout of the foyer has been changed already within the mid-20th century, and how it now also features 2no non-original partitioned rooms. In order to secure a high quality intervention within the space, it is considered necessary to condition the final decorative finish of the partitions, as well as the room's ceilings and floor.

The provision of speed gates within the property's foyer off of Corporation Street would partially conceal the ornate and significant marble floor from view. It has been confirmed by the applicant that there would be no physical fixings to it and that the gates would merely sit atop a plinth that would be placed directly onto the floor. In the interest of securing a high quality floor finish that may be able to replicate the marble floor so as to give the impression it is not concealed, it is considered necessary to condition the development so that the speed gates final finish be confirmed prior to its installation.

The proposed works to the second floor would comprise the removal of non-original partitions and decorative finishes. As previously mentioned within this report, less sympathetic partition layouts have created a corridor affect at second floor that goes against the property's original open plan layout. The proposal would see an overall net decrease in the amount of partitions situated at second floor, with large areas of the floorplate being opened back up. Where some new partitions are proposed elements of glazing would be incorporated into their design and their location would be situated in the corners of the floorplate or adjacent to original internal walls. Taking into account the net decrease of partition, it is considered this element of the proposal would have a minor beneficial impact on the significance of the listed building.

In light of the above, the proposal would meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, EC2, EC3, CC1, CC9, 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, EC3, CC1, CC9, 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 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 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 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 A13.00: Projection Overview & Site Plan
- o H00-A13.0 1: Level 00 - General Arrangement Plan
- o H00-A14.00 3: Level 00 - Finishes Plan
- o H00-A15.0 2: Level 00 - Reflected Ceiling Plan
- o H02-A13.0 3: Level 02 - General Arrangement Plan
- o H02-A14.00 3: Level 02 - Finishes Plan
- o H02-A15.0 2: Level 02 - Reflected Ceiling Plan
- o H18.00 1: General Sections
- o H19.00 1: Elevations
- o H19.01 1: Elevations
- o H20.00 1: Details 1
- o H20.01 1: Details 2
- o LL MBP A 004: Wide Lane Section (Sheet 1 of 4)
- o LL MBP A 003: 1060 Wide Lane Section (Sheet 2 of 4)
- o LL MBP A 004: Wide Lane Section (Sheet 3 of 4)
- o LL MBP A 004: Wide Lane Section (Sheet 4 of 4)
- o CONFIRMATION OF SPEED GATES AND AIR CURTAIN FIXINGS (Prepared by Interior Architects; Received 17/04/2025)
- o EXTENT OF FLOORING BEING REPLACED (Prepared by Interior Architects; Received 17/04/2025)
- o NEW SEATING AREA DETAILS (Prepared by Interior Architects; Received 17/04/2025)
- o NEW VERTICAL TRUNKING DETAIL (Prepared by Interior Architects; Received 28/04/2025)
- o Design and Access Statement + Architectural Method Statement (Prepared by Interior Architects)
- o Heritage Impact Assessment (Prepared by Donald Insall Associates)

Stamped as received by the City Council as Local Planning Authority on 06/03/2025, 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 installation of the speed gates at the property's secondary reception as shown on CONFIRMATION OF SPEED GATES AND AIR CURTAIN FIXINGS document (Received 17/04/2025), a scheme that shall detail the floor treatment for the speed gates shall be submitted to and approved in writing by the City Council as Local Planning Authority. 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.

4) a) Prior to the commencement of the part of the stone floor marked for removal, as shown on EXTENT OF FLOORING BEING REPLACED document (Received 17/04/2025), a methodology

for its removal shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposal shall then proceed in accordance with the approved methodology.

b) Upon the discharging of part a of this condition and the taking up of the stone floor, final details on the extent of the existing stone flooring that will be reinstated and that which is required to be replaced, will be submitted to and approved in writing by the City Council. Any replacement stone shall only be replaced in accordance with the material sample shown on the EXTENT OF FLOORING BEING REPLACED document (Received 17/04/2025). The development shall then be completed 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) Prior to the commencement of any works in relation to the installation of the badging room at the secondary reception, as shown on CONFIRMATION OF SPEED GATES AND AIR CURTAIN FIXINGS document (Received 17/04/2025), a scheme that shall detail its final wall, ceiling and floor finishes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. 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.

6) All trunking shall be concealed from view and installed in accordance with the NEW VERTICAL TRUNKING DETAIL (Received 28/04/2025).

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.

7) The vertical air curtain and speed gates shall not be secured/fixed to the property's walls nor ceilings at any time for the lifetime of the development.

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

Third Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Third Floor, 1 Balloon Street, Manchester, M4 4BE
Ground First And Second Floors, 1 Balloon Street, Manchester, M4 4BE
3 Federation Street, Manchester, M4 4BF
Fourth Floor, Dantzic Building, 29 Dantzic Street, Manchester, M4 2AL
Ground Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Fourth Floor, 1 Balloon Street, Manchester, M4 4BE
Basement, 1 Balloon Street, Manchester, M4 4BE
Hanover Building, 130 Corporation Street, Manchester, M4 4GW
Federation House, 2 Federation Street, Manchester, M4 4BF
Second Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Basement, Holyoake House, Hanover Street, Manchester, M60 0AS
The Cooperative Food Store, Corporation Street, Manchester, M4 4BE
Sadlers Cat, 40 Hanover Street, Manchester, M4 4AH
Dantzic Building, 29 Dantzic Street, Manchester, M4 2AL
Holyoake House, Hanover Street, Manchester, M4 4AH
Hotel Indigo Manchester Victoria Station, 6 Todd Street, Manchester, M3 1WU
2 Todd Street, Manchester, M3 1WU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) 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
Conservation Area - Shudehill Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL