

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142319/LO/2025

Date registered valid: 14 March 2025

Proposal: Listed Building Consent for the internal refurbishment of vacant spaces to the ground floor and first floors, external decoration, repairs to render and replacement signage.

Address: William Kay House, 327- 333 Oxford Road, Manchester, M13 9PG

Ward(s): Hulme Ward

Applicant: Mr Daniel Stinton University of Manchester

Agent (if any): Mr Jason Lloyd Halliday Meecham Architects

Case officer: Emily
Tel: 0161 234 Booth
Email: emily.booth@manchester.gov.uk 4193

Recommendation: Approve

Date of recommendation: 8th May 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 24 April 2025

Standard consultations:

Printed: 26 March 2025 Expired: 16 April 2025

Neighbour notifications

Printed: 26 March 2025 Expired: 16 April 2025

Site notice

Posted: 15 April 2025 Expired: 9 May 2025

Press advert

Published: 1 April 2025 Expired: 22 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Listed

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to William Kay House, which is a Grade II listed building located at 327-333 Oxford Road. The building is owned by University of Manchester formerly in use as the Athletics Union Office, but currently vacant.

The property was constructed in the 19th Century and is stucco fronted. It comprises two late Georgian terraces as part of a terrace of four town houses fronting onto Oxford Road. The exterior frontage retains architectural features of interest primarily its grand columned entrance porches, windows have however been replaced with top opening casements.

The rear has a simpler brick exterior finish with some original sash windows. An existing non-original modern disabled access ramp is located at the rear which provides access into the building via a modern extension.

The property has been modified internally and extended at the rear but retains original staircases with decorative balustrades, majority original layouts, original skirtings and decorative cornices to main ground floor and first floor rooms.

The property is not located in a Conservation Area.

The site is within the University of Manchester Campus. Educational buildings, bars, takeaways and shops are nearby as is the hospital complex. Oxford Road is a busy bus corridor and gateway route linking South Manchester with the City Centre.

The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

Description of development

Listed Building Consent is sought for the refurbishment of the internal spaces to prepare them for use by the University of Manchester Enterprise Hub. Some external redecoration is also proposed, and repairs are proposed to render. The works that require listed building consent are as follows:

- Reinstatement of the black paint banding around the along the horizontal external cornice.
- Repainting of the front door.
- General redecoration.
- Replacement of non-original floor finishes.
- Full refurbishment of the kitchen and WC areas.
- Replacement of lighting units.
- Removal of non-original items.
- Installation of additional sockets for new equipment.
- Replacement of non-original radiators.
- Structural repairs to cracks in walls and ceilings.

Stucco repairs and the repair of damaged paint is also proposed.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent 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. The City Council will:

- 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.

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Sections 16 and 66 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 210 states that in determining planning applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

The proposals generally constitute a modest refurbishment of the basement, ground, first and second floor levels for use as hot desking, meeting rooms and a dining area or UofM Enterprise Hub and don't include any major changes and a minimal number of small changes including some beneficial changes.

The stucco repairs, repainting and reinstatement of black banding along the horizontal cornice would be consistent with the architectural character of the adjacent buildings and would conserve the heritage asset.

The repainting of front doors would be in Dulux Heritage Raven's Flight, which would also be in keeping with the character of the property.

Overall, the works are welcomed as they include repairs, general redecoration, the replacement of modern floor finishes such as carpets and full refurbishment of existing Kitchen and WCs.

There are a number of cracks to plaster in corridor ceilings and the rear first floor meeting room, which have been included in a survey for investigation and repair. It is beneficial that these repairs are proposed to be carried out.

The changes to kitchens and WCs would be neutral as they relate to less significant spaces that currently include modern fittings. Suspended ceilings are also only installed in the non-original parts of the property.

New plug sockets would be clustered near to existing sockets to minimise harm and penetrations to historic fabric.

Proposed replacement lighting would have a less bulky appearance than the existing and would and would therefore be less incongruous and wouldn't need additional penetrations for fixings.

The proposed removal of a number of existing modern fittings that detract from the character of the internal spaces are considered to have a beneficial effect.

Acoustic baffles would be installed in some of the ground floor rooms. These are minimal and only affect certain rooms and are required for acoustic reasons. They would not block views of the ceilings.

Non-original modern radiators would be replaced with new column radiators which could be beneficial subject to further details.

Conditions will be applied to the application for the following works:

- Paint specification and RAL colours to external and internal areas.
- Replacement radiators.
- Siting, details of fixing and manufacturers specification of new replacement lighting.
- Repairs.
- Structural condition survey and detailed statements for remediation.

The works are a light touch preparation of the building for the new occupant and would improve the structural stability and appearance of the premises and are therefore acceptable subject to the discharge of these conditions.

It is considered that the public benefits of the reuse of the building for educational use and support of education for students would outweigh the minimal amount of less than substantial harm caused by the addition of acoustic baffles to the spaces, the provision of additional plug sockets and these works are consistent with paragraphs 210 and 215 of the NPPF and address section 66 of the Planning Act in relation to preservation and enhancement.

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 an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced 5668-HMA-WK-ZZ-DR-A-0001 Rev P01 received by the City Council as local planning authority on 2 March 2025

The drawings referenced:

5807-HMA-WK-ZZ-DR-A-0201 Rev P05
5807-HMA-WK-ZZ-DR-A-0202 Rev P05
5807-HMA-WK-ZZ-DR-A-0206 Rev P01
5807-HMA-WK-ZZ-DR-A-0207 Rev P01
5807-HMA-WK-ZZ-DR-A-0208 Rev P01
5807-HMA-WK-ZZ-DR-A-0156 Rev P01
5807-HMA-WK-ZZ-DR-A-0157 Rev P01
5807-HMA-WK-ZZ-DR-A-0158 Rev P01
5807-HMA-WK-ZZ-DR-A-0251 Rev P02

5807-HMA-WK-ZZ-DR-A-0306 Rev P01
5807-HMA-WK-ZZ-DR-A-0307 Rev P01
5807-HMA-WK-ZZ-DR-A-0309 Rev P01
5807-HMA-WK-ZZ-DR-A-0501 Rev P02
5807-HMA-WK-ZZ-DR-A-0502 Rev P02
5668-HMA-WK-ZZ-DR-A-0308 Rev P03

Received by the City Council as local planning authority on 2 March 2025

5807-HMA-WK-L1-DR-A-0119 Rev P02
5807-HMA-WK-L1-DR-A-0121 Rev P02
5807-HMA-WK-L1-DR-A-0122 Rev P02
5807-HMA-WK-L0-DR-A-0110 Rev P02
5807-HMA-WK-L0-DR-A-0111 Rev P02
5807-HMA-WK-L0-DR-A-0113 Rev P02
5807-HMA-WK-L0-DR-A-0114 Rev P02
5807-HMA-WK-L0-DR-A-0115 Rev P02
5807-HMA-WK-L0-DR-A-0114 Rev P02
5807-HMA-WK-L0-DR-A-0118 Rev P02
5807-HMA-WK-ZZ-DR-A-20110 Rev P02
5807-HMA-WK-ZZ-DR-A-20111 Rev P02
5807-HMA-WK-ZZ-DR-A-20201 Rev P03
5807-HMA-WK-L1-DR-A-35006 Rev P01
5807-HMA-WK-L1-DR-A-0123 Rev P02
9161-TTE-XX-02-DR-M-500103 Rev P01
9161-TTE-XX-02-DR-E-670104 Rev P01
9161-TTE-XX-00-DR-E-620101 Rev P03
9161-TTE-XX-00-DR-E-620103 Rev P03
9161-TTE-XX-00-DR-E-670102 Rev P01
9161-TTE-XX-00-DR-E-630101 Rev P03
9161-TTE-XX-00-DR-E-630105 Rev P03
9161-TTE-XX-01-DR-E-630106 Rev P03
9161-TTE-XX-01-DR-E-670102 Rev P01
9161-TTE-XX-01-DR-E-670103 Rev P01

Received by the City Council as local planning authority on 8 May 2025

The Heritage, Design and Access Statement prepared by Halliday Meecham Architects received by the City Council as local planning authority on 18 March 2025

The Autex Acoustics specification sheet received by the City Council as local planning authority on 8 May 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9, CC10 and SP1 and saved policy DC18.1 of the Unitary Development Plan.

3) Prior to the commencement of the external redecoration of the building the paint specification for the paint to be used in the redecoration of the Oxford Road facade shall be submitted to and approved by the City Council as local planning authority. The Oxford Road facade shall then be redecorated in the approved paint.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of the internal redecoration of the building full details of the paint, varnish etc. specifications and colours to be used in the redecoration of walls, ceilings and features shall be submitted to and approved by the City Council as local planning authority. The internal areas of the building shall then be redecorated in the approved paint, varnish etc.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Prior to the removal of the existing radiators, the manufacturers specification and details of the associated fixings of the column radiators to be installed on the ground, first and second floors of the building shall be submitted to and approved by the City Council as local planning authority. The replacement radiators shall then be installed fully and only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) a) Prior to the removal of any historic or original fabric, structural surveys, intrusive survey details, detailed remediation statements and specifications and extent of works shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of any fabric. The approved repair, reinstatement and making good works shall be completed fully and only in accordance with the approved details and methodologies within 3 months of completion of the development.

b) Prior to the redecoration of the internal and external parts of the property full details, including repair and reinstatement methodologies of the repair and structural remediation to the areas of cracked and/or failed render and underlying fabric, the making good of fabric fixtures and fittings affected by demolition and removals and the repair of existing windows shall be submitted to and approved by the City Council as local planning authority. The approved repair, reinstatement and making good works shall be completed fully and only in accordance with the approved details and methodologies within 3 months of completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

University Of Manchester, Whitworth Hall, Oxford Road, Manchester, M13 9PL

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3