

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141854/JO/2025

Date registered valid: 11 February 2025

Proposal: Variation of condition 2 (Approved Drawings and Documents) attached to listed building consent application reference 137070/LO/2023 to change door.

Address: 1830S Warehouse, Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP

Ward(s): Deansgate Ward

Applicant: Catherine Rawcliffe, The Board of Trustees of the Science Museum

Agent (if any): Andrew Burns, Atelier MB

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 March 2025

Application Details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 19 February 2025

Standard consultations:

Printed: 14 February 2025 Expired: 7 March 2025

Neighbour notifications

Printed: 14 February 2025 Expired: 7 March 2025

Site notice

Posted: 19 February 2025 Expired: 12 March 2025

Press advert

Published: 14 February 2025 Expired: 7 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

The Science and Industry Museum (formerly known as the Museum of Science and Industry) is a large museum devoted to the development of science, technology and industry with emphasis on the city's achievements in these fields. The museum is part of the Science Museum Group, a non-departmental public body of the Department for Culture, Media and Sport, having merged with the National Science Museum in 2012.

The site is located within the Castlefield Conservation Area. The large and complex former "Liverpool Road Railway Station" site contains a significant collection of Grade I and Grade II listed buildings.

The proposal site relates to the 1830s Warehouse, a Grade 1 listed building that was erected as a railway warehouse in 1830 as part of the construction of the world's first railway station at Liverpool Road and was the first warehouse to be served by railway

Description of Development

Variation of condition 2 (Approved Drawings and Documents) attached to listed building consent application reference 137070/LO/2023 to change door.

Related Applications

137070/LO/2023 - The application seeks Listed Building Consent for fire protection remediating works in the 1830 Warehouse including works to stud walls and fire doors.

Approved July 2023.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The effect of the proposal on the affected heritage asset has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester (2012)

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

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.

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, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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

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 (UDP) for the City of Manchester (1995)

DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

DC19.1 (Listed Buildings) states that 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 settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek to preserve and enhance the setting 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.

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.

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-P1 (Sustainable Places) states an aim 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.

JP-P2 (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 Planning Policy Framework (NPPF) (2024)

Development decisions should, therefore, accord with the requirements of the **NPPF**, in particular 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.

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.

Section 16 (Conserving and enhancing the historic environment) states the following:

Paragraph 202 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

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.

Paragraph 212 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

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 214 states that where a development proposal will lead to 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.

Paragraph 215 advises that proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Paragraph 219 advises that local planning authorities should look for opportunities for new development within conservation areas, and within the setting of heritage assets, to enhance or better reveal their significance.

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

NPPG advises that 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time' (Paragraph 002).

Other Legislation

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the historic character and fabric of the listed building itself and to establish whether the public benefits, including heritage benefits, of the proposal will outweigh any harm to the significance of the heritage asset.

Principle of the Development

The works as approved under the original application were considered to be necessary, appropriate, proportionate and well considered. It was considered that they would have limited impact on the heritage assets and had been deemed necessary that they must be undertaken for fire safety reasons.

Impact on Heritage

The impact of the original proposed works is fully outlined in the delegated officer report for 137070/LO/2023.

There are only two changes in comparison to the originally approved works.

In the basement, a new fire rated timber door is proposed within an existing door opening with steps to deal with existing level changes.

This item was missing from the original fire survey and this detail has since been picked up as being overlooked in the original survey.

The doorway itself is already existing and so there will be no harm caused by these works being carried out as any interventions into the historic fabric have already been carried out with the existing doorway. In addition to this, there would only be a neutral impact on significance as the doorway is already in situ and the division of the space is already in place.

The public benefit of preventing fire spread is considered to be a significant public benefit that would outweigh any harm caused.

Also in the basement, there will be the removal of redundant duct and infill of the resultant hole with brick to match surrounding.

The existing duct is not original and has no significant heritage value.

The duct is no longer required, and it has been deemed that infilling it is necessary in order to ensure fire protection.

The reinstatement of the brick is a return to a more original form. The matching of bricks and mortar will ensure that the repair will be sensitive to, and compatible with, historic fabric.

There will be a low level of less than substantial harm caused by the works carried out.

The public benefit of ensuring better fire protection is considered to be a significant public benefit that would outweigh any harm caused.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low level of less than substantial harm to the special interest and the historic character of the Grade II listed building which would be outweighed by the public benefits outlined above.

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 in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than the 26 July 2026.

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:

Received by the City Council as Local Planning Authority on 08 August 2023:

- Location Plan Main Museum E(002)
- NW - LG Proposed Plan 1 P(100)
- NW - LG Proposed Plan 2 P(101)
- NW - LG Proposed Plan 3 P(102)
- NW - LG Proposed Plan 4 P(103)
- NW - G Proposed Plan 1 P(104)
- NW - G Proposed Plan 2 P(105)
- NW - 2nd Proposed Plan 1 P(108)
- NW - 2nd Proposed Plan 2 P(109)
- NW - G Strip-out Plan 1 P(804)
- NW - 2nd Strip-out Plan 1 P(808)
- Design and Access Statement prepared by Atelier MB
- Heritage Statement prepared by Atelier MB
- Method Statements prepared by Atelier MB
- Door Methodologies, New Warehouse - March 2023 (Rev B) prepared by Atelier MB
- Compartmentation Methodologies, Great Western Building Proposed Basement prepared by Atelier MB
- Compartmentation Methodologies, New Warehouse, March 2023 (Rev C) prepared by Atelier MB
- Site Wide Methodologies (Supplementary Details related to Historic Fabric prepared by Atelier MB
- Historic Fabric Repair Specification prepared by Atelier MB
- Fire Protection Works Specification prepared by Atelier MB
- Proposed Basement, Fire Compartmentation Survey Report prepared by NEO
- Great Western Warehouse, Fire Door Survey Report prepared by NEO
- Great Western Warehouse, Fire Compartmentation Survey Report prepared by NEO

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) Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, a sample of any new brickwork being proposed shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, a final proposal of the detailing of the trailing paint removal shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest

and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, samples of any new mortar works any of the repair types proposed to agree finish, colour, texture and workmanship, shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, method statements from the appointed contractor and samples of any repairs or fire protection work for each type, shall be submitted and approved by the City Council as Local Planning Authority to assess workmanship, mortar match and brick match. The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details as set out in condition 2 above, prior to the work being carried out on any doors, a strategy detailing the approach for changes to doors, including hinges and intumescent seals, shall be submitted and approved by the City Council as Local Planning Authority. The approved strategy shall be implemented in accordance with the approved details. Best endeavours should be undertaken for any changes to be done on a like for like basis where possible.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, samples of any proposed new fire signs, shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

- 1) Where possible, any fixings should be screwed in to the mortar.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Chaos Karts, Lower Byrom Street, Manchester, M3 4AP
48 Liverpool Road, Manchester, M3 4EQ
Arch 124, Woollam Place, Manchester, M3 4JN
Arch 123A, Woollam Place, Manchester, M3 4JJ
121 - 123 Liverpool Road, Manchester, M3 4JN
The Castlefield Hotel, Liverpool Road, Manchester, M3 4JN
Warehouse Rear Of 121 To 123, Liverpool Road, Manchester, M3 4JN
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
25 Woollam Place, Manchester, M3 4JJ
19 Woollam Place, Manchester, M3 4JJ
9 Woollam Place, Manchester, M3 4JJ
3 Woollam Place, Manchester, M3 4JJ
119E Liverpool Road, Manchester, M3 4JN
119B Liverpool Road, Manchester, M3 4JN
117E Liverpool Road, Manchester, M3 4JN
117B Liverpool Road, Manchester, M3 4JN
133F Liverpool Road, Manchester, M3 4JN
133C Liverpool Road, Manchester, M3 4JN
131F Liverpool Road, Manchester, M3 4JN
119F Liverpool Road, Manchester, M3 4JN
117 Liverpool Road, Manchester, M3 4JN
125 Liverpool Road, Manchester, M3 4JN
119D Liverpool Road, Manchester, M3 4JN
119C Liverpool Road, Manchester, M3 4JN
119A Liverpool Road, Manchester, M3 4JN
117F Liverpool Road, Manchester, M3 4JN
117D Liverpool Road, Manchester, M3 4JN
117C Liverpool Road, Manchester, M3 4JN
117A Liverpool Road, Manchester, M3 4JN
127F Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
133D Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
131E Liverpool Road, Manchester, M3 4JN
131D Liverpool Road, Manchester, M3 4JN
131C Liverpool Road, Manchester, M3 4JN
131B Liverpool Road, Manchester, M3 4JN
23 Woollam Place, Manchester, M3 4JJ
21 Woollam Place, Manchester, M3 4JJ
17 Woollam Place, Manchester, M3 4JJ
15 Woollam Place, Manchester, M3 4JJ
11 Woollam Place, Manchester, M3 4JJ
7 Woollam Place, Manchester, M3 4JJ
5 Woollam Place, Manchester, M3 4JJ
1 Woollam Place, Manchester, M3 4JJ
131A Liverpool Road, Manchester, M3 4JN
129F Liverpool Road, Manchester, M3 4JN
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN

129C Liverpool Road, Manchester, M3 4JN
129B Liverpool Road, Manchester, M3 4JN
129A Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
127B Liverpool Road, Manchester, M3 4JN
127A Liverpool Road, Manchester, M3 4JN

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
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: CENTRAL