MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142079/LO/2025
Date registered valid:	19 February 2025
Proposal:	Listed Building Consent for replacement of timber boards to external staircases.
Address:	The Arthouse, 43 George Street, Manchester, M1 4AB
Ward(s):	Deansgate Ward
Applicant:	Mr Robert Hutton, Grey GR Limited Partnership
Agent (if any):	Mrs Nicola Applebey IDP
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10 April 2025**

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 21 February 2025

Standard consultations:
Printed: 21 February 2025 Expired: 14 March 2025

Neighbour notifications
Printed: 21 February 2025 Expired: 14 March 2025

Site notice
Posted: 21 February 2025 Expired: 14 March 2025

Press advert
Published: 25 February 2025 Expired: 18 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

The Arthouse comprises former warehouse buildings, located at the junction of Princess Street and constructed circa 1845, which were converted to residential use circa 2007.

The building in constructed out of sandstone ashlar on the ground floor, with red brick with sandstone dressings above. The basement and ground floor treated as tall arcade of round-headed arches, with moulded impost band to the piers, arches with stepped voussoirs and set-in reveals which have imposts and volute keystones, the 3rd bay containing a doorway and the other bays divided equally between basement and ground floor windows.

There are large round-headed windows at 1st and 2nd floors, with keystones and linking impost bands, and pairs of small round-headed windows at 3rd floor, also with keystones.

Description of Development

The proposal seeks listed building consent for the replacement of timber boards to external staircases.

Related Applications

142078/FO/2025 - Replacement of timber boards to external staircases.
To be approved in tandem with this application.

Consultations & Notification Responses

Urban Design and Heritage - Are accepting of the proposals.

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 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 advise 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 proposal is for the removal of the timber boards at the top of the external staircases. The three staircases are located in the rear courtyard.

The reason is to remove all combustible materials from the building facade in line with the Building Safety Act.

The principle of the development is considered to be acceptable on these grounds.

Assessment of Significance

The historic significance of the building is derived from the round-headed arches, with moulded impost band to the piers, arches with stepped voussoirs and set-in reveals which have imposts and volute keystones, as well as the large bays divided equally between basement and ground floor windows.

Impact on Heritage Asset

The proposal seeks to replace the finishing material of a balcony floor that was added as part of the conversion of this building into flats.

The current material is timber and the application is to remove and replace with metal checker plate.

The timber finish may well sit more subtly against the heritage asset, being a more commonly used traditional material, however the timber is a modern later addition that has in itself no heritage value.

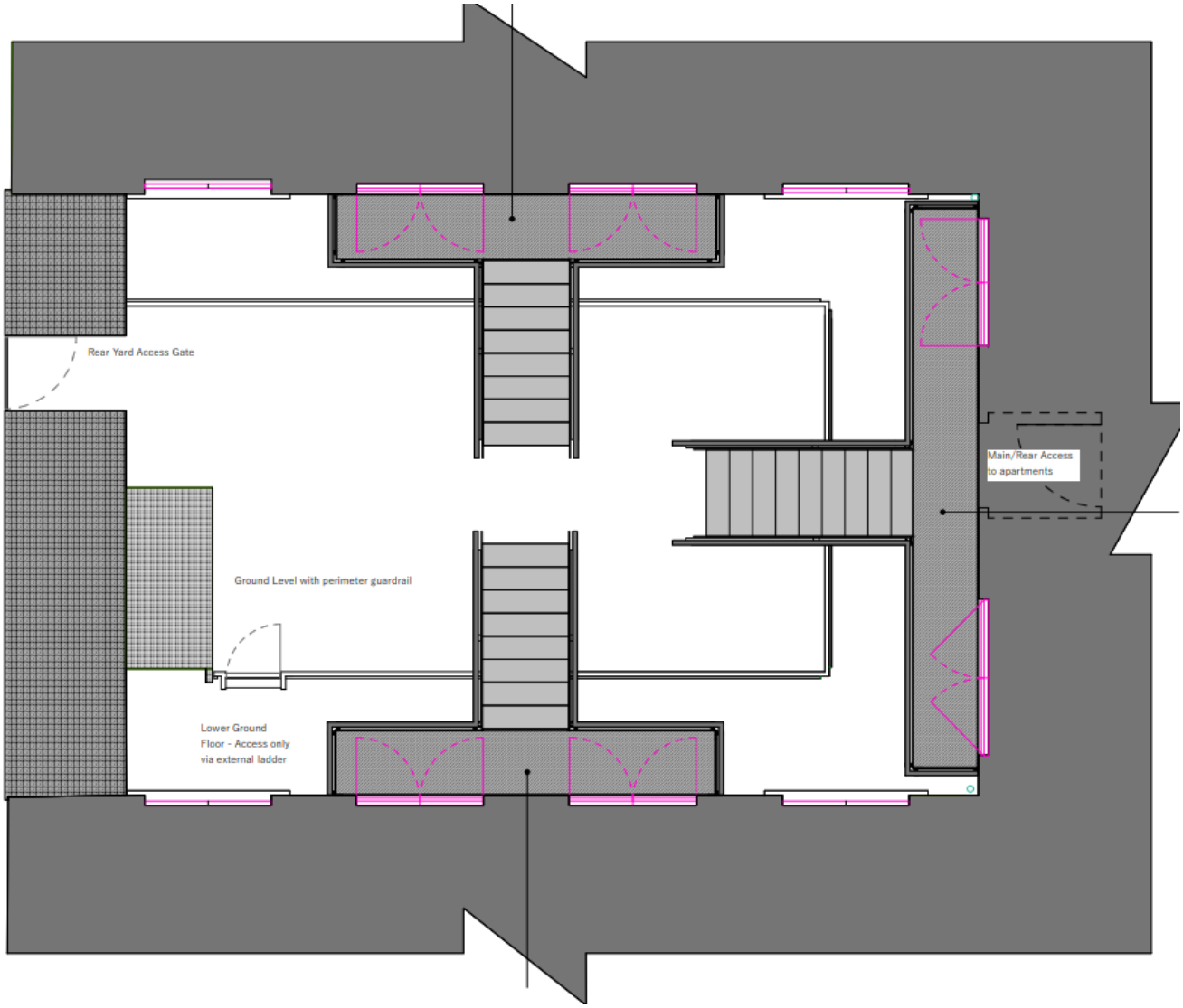
The metal checkerboard has been used elsewhere in the courtyard and on the steps (approved under 060093/FO/CITY2/00) and as such there is a precedent for this material and its use would read alongside the existing.

The proposed works will have no direct interventions on to the historic building itself.

It is also positioned at ground level, away from the primary features from which the building derives its significance, so any impact upon these historically significant features will be negligible.

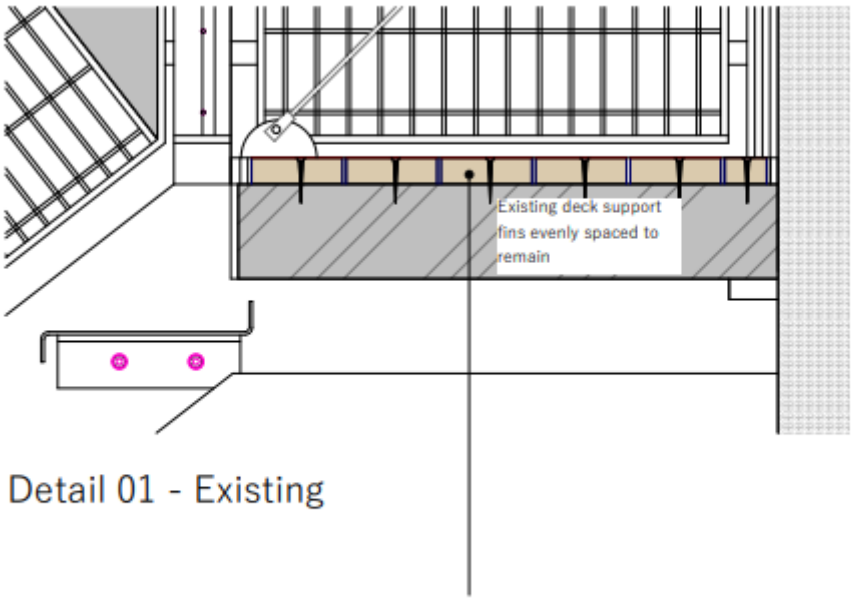
Assuming that the finish is the same and is galvanised, the new metal will most likely look very bright when installed but will weather very quickly to match the existing metal.

A condition has been added to ensure that a sample of the material is submitted to the Local Planning Authority in order to ensure that to finish does not look incongruous when viewed within the context of the listed building.



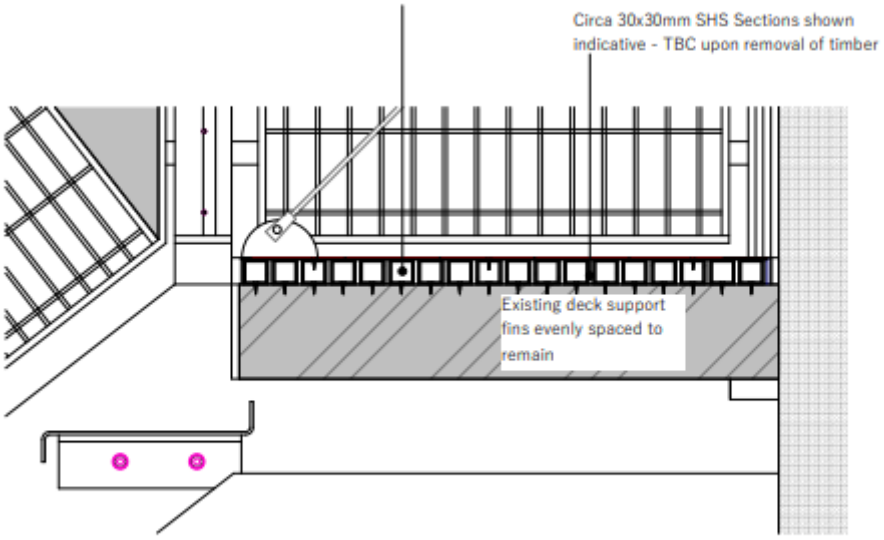
Proposed Courtyard Plan

Overall, the very nature of losing the timber finish and replacement with modern checker board decking would have a very low level of less than substantial harm to the listed building.



Detail 01 - Existing

Timber deck to be removed and replaced with evenly spaced aluminium, square hollow sections, mechanically fastened or welded (to manufacturer confirmation) with aluminium checker plate sheeting above, mechnically fastened to sections below. Mechanical fastenings to be countersunk. Surface drainage holes to be provided in coordination with RHS sections below. SHS section and checker plate sheet dims to be confirmed on site prior to procurement or installation upon removal of timber deck.



Detail 01 - Proposed

Zoomed In Existing and Proposed Cross Sections

Public Benefits

The proposal to replace with metal is driven by the need to reduce or remove and potential fire risk.

This will bring a public benefit by reducing the fire risk to members of the public, as well as reducing fire risk to the building itself, which will allow a greater chance for the historic building to survive and be appreciated by the public for a longer period of time.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a very 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 polices 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 based on seeking solutions to problems arising in relation to dealing with the application.

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 received by the City Council as Local Planning Authority on 05 February 2025:

- Location Plan C6095
- Site Plan
- Proposed Staircase 01 Proposed Refurbishment 010
- Proposed Staircase 02 Proposed Refurbishment 011
- Proposed Staircase 03 Proposed Refurbishment 012
- Proposed Courtyard Plan 04
- Design and Access Statement

And the following drawings and documents received by the City Council as Local Planning Authority on 21 February 2025:

- Heritage Statement

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 saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works, a sample of the metal checker plate shall be submitted to and approved by the City Council as Local Planning Authority.

The approved details shall then be implemented as part of the development.

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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Basement, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 112, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 6, 30 Princess Street, Manchester, M1 4DA
Apartment 302, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 205, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, The Arthouse, 43 George Street, Manchester, M1 4AB
50 Faulkner Street, Manchester, M1 4FH
First Floor, 50 Faulkner Street, Manchester, M1 4FH
52A Faulkner Street, Manchester, M1 4HF
52 - 54 Faulkner Street, Manchester, M1 4FH
Third Floor, 16 Nicholas Street, Manchester, M1 4EJ
Ground Floor, 48 Faulkner Street, Manchester, M1 4FH
Apartment 12, 30 Princess Street, Manchester, M1 4DA
Apartment 209, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 201, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 7, 30 Princess Street, Manchester, M1 4DA
Apartment 24, 30 Princess Street, Manchester, M1 4DA
Apartment 104, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 208, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 407, The Arthouse, 43 George Street, Manchester, M1 4AB
33 George Street, Manchester, M1 4HQ
35A - 39A George Street, Manchester, M1 4HQ
16 Nicholas Street, Manchester, M1 4EJ
Second Floor, 48 Faulkner Street, Manchester, M1 4FH
Apartment 32, 30 Princess Street, Manchester, M1 4DA
Apartment 21, 30 Princess Street, Manchester, M1 4DA
Apartment 101, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 16, 30 Princess Street, Manchester, M1 4DA
Apartment 107, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 309, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 109, The Arthouse, 43 George Street, Manchester, M1 4AB
XiongQi Hot Pot, 56B Faulkner Street, Manchester, M1 4FH
Unit 4, 85 - 87 Princess Street, Manchester, M1 4HT
Basement Store, 85 - 87 Princess Street, Manchester, M1 4HT
Apartment 19, 30 Princess Street, Manchester, M1 4DA
Apartment 27, 30 Princess Street, Manchester, M1 4DA
Apartment 11, 30 Princess Street, Manchester, M1 4DA
Apartment 110, The Arthouse, 43 George Street, Manchester, M1 4AB
83 Princess Street, Manchester, M1 4HH
Apartment 5, 30 Princess Street, Manchester, M1 4DA
Apartment 31, 30 Princess Street, Manchester, M1 4DA
Apartment 405, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 305, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 103, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 404, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 401, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 108, The Arthouse, 43 George Street, Manchester, M1 4AB
Unit 2, 85 - 87 Princess Street, Manchester, M1 4HT
Unit 6, 85 - 87 Princess Street, Manchester, M1 4HT
89 Princess Street, Manchester, M1 4HT

Part First Floor Right Hand Side, 16 Nicholas Street, Manchester, M1 4EJ
First Floor, 48 Faulkner Street, Manchester, M1 4FH
Fifth Floor, 16 Nicholas Street, Manchester, M1 4EJ
32 Princess Street, Manchester, M1 4LB
Apartment 8, 30 Princess Street, Manchester, M1 4DA
Apartment 20, 30 Princess Street, Manchester, M1 4DA
Apartment 406, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 203, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 303, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 102, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 310, The Arthouse, 43 George Street, Manchester, M1 4AB
Basement, 50 Faulkner Street, Manchester, M1 4FH
Apartment 210, The Arthouse, 43 George Street, Manchester, M1 4AB
China City, 56A Faulkner Street, Manchester, M1 4FH
85 - 87 Princess Street, Manchester, M1 4HT
Unit 3, 85 - 87 Princess Street, Manchester, M1 4HT
First Floor Front Left, 16 Nicholas Street, Manchester, M1 4EJ
Third Floor Left, 16 Nicholas Street, Manchester, M1 4EJ
Second Floor Right Hand Side, 16 Nicholas Street, Manchester, M1 4EJ
Apartment 14, 30 Princess Street, Manchester, M1 4DA
Apartment 17, 30 Princess Street, Manchester, M1 4DA
The Alan Hotel, 18 Princess Street, Manchester, M1 4LG
Apartment 207, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 29, 30 Princess Street, Manchester, M1 4DA
Apartment 23, 30 Princess Street, Manchester, M1 4DA
Apartment 4, 30 Princess Street, Manchester, M1 4DA
Apartment 105, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 304, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 402, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, 50 Faulkner Street, Manchester, M1 4FH
Second Floor Left Hand Side, 16 Nicholas Street, Manchester, M1 4EJ
Basement Floor Office, 48A Faulkner Street, Manchester, M1 4FH
48 Faulkner Street, Manchester, M1 4FH
Apartment 28, 30 Princess Street, Manchester, M1 4DA
Apartment 15, 30 Princess Street, Manchester, M1 4DA
Apartment 10, 30 Princess Street, Manchester, M1 4DA
Basement, 28 - 32 Princess Street, Manchester, M1 4LB
Apartment 408, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 25, 30 Princess Street, Manchester, M1 4DA
Apartment 18, 30 Princess Street, Manchester, M1 4DA
Apartment 307, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 306, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 204, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 111, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 106, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 202, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 301, The Arthouse, 43 George Street, Manchester, M1 4AB
Part First Floor, 16 Nicholas Street, Manchester, M1 4EJ
Fourth Floor, 16 Nicholas Street, Manchester, M1 4EJ
28 - 32 Princess Street, Manchester, M1 4LB
Apartment 403, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 26, 30 Princess Street, Manchester, M1 4DA
Apartment 30, 30 Princess Street, Manchester, M1 4DA
Apartment 9, 30 Princess Street, Manchester, M1 4DA

Apartment 22, 30 Princess Street, Manchester, M1 4DA
Apartment 308, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 410, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 409, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 206, The Arthouse, 43 George Street, Manchester, M1 4AB
Spice City, 56 Faulkner Street, Manchester, M1 4FH
Ground Floor Unit 1, 85 - 87 Princess Street, Manchester, M1 4HT
Unit 5, 85 - 87 Princess Street, Manchester, M1 4HT
Betfred, 14 Nicholas Street, Manchester, M1 4EJ
Basement, 16 Nicholas Street, Manchester, M1 4EJ
Ground Floor, 16 Nicholas Street, Manchester, M1 4EJ
48A Faulkner Street, Manchester, M1 4FH
First Floor Rear Left, 16 Nicholas Street, Manchester, M1 4EJ

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 - George Street Conservation Area 1985
Area Team Boundary - Name: CENTRAL