

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141930/LO/2025

Date registered valid: 17 January 2025

Proposal: Listed Building Consent for internal alterations to the part first and part fourth floors.

Address: Fourways House, 57 Hilton Street, Manchester, M1 2EJ

Ward(s): Piccadilly Ward

Applicant: Taylor

Agent (if any): Stephen Wroe Claremont Group Interiors

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

Recommendation: Approve

Date of recommendation: 12 March 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 23 February 2025

Standard consultations:

Printed: 22 January 2025 Expired: 12 February 2025

Neighbour notifications

Printed: 22 January 2025 Expired: 12 February 2025

Site notice

Posted: 31 January 2025 Expired: 21 February 2025

Press advert

Published: 28 January 2025 Expired: 18 February 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not required

Description of area

The application relates to a building named Fourways House, which is located on Hilton Street and is bounded by Hilton Street, Tariff Street, China Lane and Brewer Street. The building is a former packing warehouse that is Grade II Listed and is located within the Stevenson Square Conservation Area. It is currently used as offices and has food and drink uses at the ground floor.

The building was designed by J.W. Beaumont and Sons and was constructed in 1906. It is sat on an island block, which is immediately adjacent to the Piccadilly Canal Basin. It was originally designed to house several tenants and was originally divided into four quarters and further divided into two halves, with each quarter having its own address. It is constructed of red brick and has a slate roof. The original sash windows have been retained on the upper floors.

The building can be seen in context with the Grade II* listed Jackson's Warehouse and Grade II listed buildings including those at 49 to 51 Dale Street, 53 to 55 Dale Street and 45 Dale Street and is located within an area containing a number of former shipping warehouses of the same era.

The site is within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, cafes, offices, residential apartments, hotel uses, car parking and places of worship. Many of the uses within the Northern Quarter are independent.

The areas of the building subject of this application are on the second and fourth floors of the building.

Applications for Planning Permission and Listed Building Consent referenced 123242/FO/2019 and 122935/LO/2019 were approved on 30 August 2019 and allowed the refurbishment of existing building to comprise refurbishment of the atrium and street level entrances, new glazing within existing openings, a dedicated bin store, bike store and shower area, insertion of link bridges to all upper floor levels and associated enlarged openings into existing floor-plates, improved WC provision, new lighting, heating and ventilation equipment, externally mounted equipment and utilisation of redundant lift motor rooms as plant rooms with associated new louvred openings.

Since the approval of these applications, a number of further applications have been approved to refurbish and fit out more areas of the building.

Description of development

Listed building consent is now sought for the works to offices on the first and fourth floors of the building. The works are as follows:

- Strip out of non-original fabric.
- Replacement of single glazed partitions with double glazed partitions and installation of an additional door.
- Electrical works within existing trunking and trays.
- Reconfiguration and installation of tea points.
- Refurbishment of toilets.
- Acoustic wall and ceiling clouds within break out areas.
- Decoration of walls, floors and ceilings.

No external works are 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 representations 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 216 states that in determining 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 positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

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 -

Glazed partitions would be used and there would be minimal additional subdivision. The acoustic clouds would be minimal in size and only located in certain areas used as break out areas. The office would remain substantially open plan and items have been sensitively located and the original fabric and features have been respected.

On the fourth floor specifically the partitions and layout would be improved in quality and design and partitions would incorporate double glazing for better acoustics.

The fabric removed would be limited to non-original fabric. The proposal would cause a low level of less than substantial harm due to the additional partitions increasing the impact on the original open plan nature of the premises.

Conditions would require the submission and agreement of a method statement for the works and details of the works to windows.

It is considered that the public benefits of an independent business having space to grow and provide more jobs and occupy and use vacant space within the listed building would outweigh the less than substantial harm caused by the alterations to the original spatial characteristics of the space and the original fabric of the affected heritage asset 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 advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

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

The location plan referenced E013981 1&4F 300 received by the City Council as local planning authority on 20 November 2023

The drawings referenced:

E013981 1&4F 300
E013981 1&4F 301
E013981 1&4F 302

received by the City Council as local planning authority on 17 January 2025

E013981 1&4F 100 Rev A
E013981 1&4F 102 Rev A
E013981 1&4F 103 Rev A
E013981 1&4F 104 Rev A
E013981 1&4F 105 Rev A
E013981 1&4F 106 Rev A

received by the City Council as local planning authority on 12 February 2025

E013981 1&4F 105
E013981 1&4F 400

received by the City Council as local planning authority on 3 March 2025

The Design and Heritage Statement prepared by Claremont received by the City Council as local planning authority on 17 January 2025

The Product Data Sheets (x4) and Standard Detail prepared by British Gypsum.
The acoustic partition roll sheets prepared by Isover

The email from Claremontgi dated 3 March 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

3) The works to original and historic fabric hereby approved shall not commence until a full method statement for all works that affect original or historic fabric has been submitted to and approved in writing by the City Council as local planning authority. This shall include details of

the method, equipment, sequencing, safeguards and building protection. The works shall be carried out and completed only in accordance with the approved method statement.

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 in accordance with policies EN3 and CC9 of the Core Strategy and saved policy DC19.1; of the Unitary Development Plan.

4) Full details of the works to boarded up/part boarded windows on the fourth floor, including drawings, method and glazing samples shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any of the new fabric hereby approved. The windows shall be treated in accordance with the approved drawings, method and glazing samples.

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 in accordance with policies EN3 and CC9 of the Core Strategy and saved policy DC19.1; of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

12 Tariff Street, Manchester, M1 2FF
8 Brewer Street, Manchester, M1 2EU
6 Brewer Street, Manchester, M1 2EU
3E Tariff Street, Manchester, M1 2FF
3A Tariff Street, Manchester, M1 2FF
Flat 204, 36 Hilton Street, Manchester, M1 2EH
Apartment 10, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 33, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 39, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 54, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 25, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 34, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
First Floor, Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH
Flat 009, 36 Hilton Street, Manchester, M1 2EH
Flat 207, 36 Hilton Street, Manchester, M1 2EH
Flat 405, 36 Hilton Street, Manchester, M1 2EH
Flat 508, 36 Hilton Street, Manchester, M1 2EH
Flat 507, 36 Hilton Street, Manchester, M1 2EH
Flat 005, 36 Hilton Street, Manchester, M1 2EH
Fifth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 56, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Basement, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 26, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 46, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 8, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 27, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
14 Tariff Street, Manchester, M1 2FF
Third Floor, 12 Tariff Street, Manchester, M1 2FF
3B Tariff Street, Manchester, M1 2FF
Flat 209, 36 Hilton Street, Manchester, M1 2EH
Flat 409, 36 Hilton Street, Manchester, M1 2EH
Flat 205, 36 Hilton Street, Manchester, M1 2EH
Flat 504, 36 Hilton Street, Manchester, M1 2EH
Flat 008, 36 Hilton Street, Manchester, M1 2EH
Fourth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 47, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 18, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 12, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 15, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 35, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 45, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 004, 36 Hilton Street, Manchester, M1 2EH
First Floor, 30 - 32 Hilton Street, Manchester, M1 2EH
Apartment 44, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 1, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 49, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 40, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Third Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ

Basement And Ground Floor, 12 Tariff Street, Manchester, M1 2FF
First Floor, 12 Tariff Street, Manchester, M1 2FF
Flat 309, 36 Hilton Street, Manchester, M1 2EH
Flat 208, 36 Hilton Street, Manchester, M1 2EH
Flat 006, 36 Hilton Street, Manchester, M1 2EH
Flat 406, 36 Hilton Street, Manchester, M1 2EH
Flat 104, 36 Hilton Street, Manchester, M1 2EH
Basement, 17 China Lane, Manchester, M1 2EL
Second Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 48, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 3, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 28, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 6, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 23, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 58, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 11, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 304, 36 Hilton Street, Manchester, M1 2EH
Flat 105, 36 Hilton Street, Manchester, M1 2EH
Unit 1, Jackson Warehouse, Tariff Street, Manchester, M1 2EP
18 Tariff Street, Manchester, M1 2FN
Apartment 20, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 52, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 51, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 4, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 32, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 42, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 38, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 21, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Second Floor, 12 Tariff Street, Manchester, M1 2FF
51 Hilton Street, Manchester, M1 2EF
Flat 307, 36 Hilton Street, Manchester, M1 2EH
Flat 407, 36 Hilton Street, Manchester, M1 2EH
Apartment 24, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 7, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 17, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 29, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 9, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 53, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Third Floor, 14 Tariff Street, Manchester, M1 2FF
The Whiskey Jar, Basement And Ground Floor, 14 Tariff Street, Manchester, M1 2FF
Basement, Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH
3C Tariff Street, Manchester, M1 2FF
Flat 206, 36 Hilton Street, Manchester, M1 2EH
Flat 408, 36 Hilton Street, Manchester, M1 2EH
Apartment 14, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 50, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 57, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 16, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 43, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 30, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 37, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 41, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 2, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH

3 Tariff Street, Manchester, M1 2FF
Flat 106, 36 Hilton Street, Manchester, M1 2EH
Flat 109, 36 Hilton Street, Manchester, M1 2EH
Flat 506, 36 Hilton Street, Manchester, M1 2EH
Flat 308, 36 Hilton Street, Manchester, M1 2EH
Flat 305, 36 Hilton Street, Manchester, M1 2EH
Flat 306, 36 Hilton Street, Manchester, M1 2EH
Pen And Pencil, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 19, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 22, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 55, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 31, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 36, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Second Floor, 14 Tariff Street, Manchester, M1 2FF
First Floor, 14 Tariff Street, Manchester, M1 2FF
Flat 107, 36 Hilton Street, Manchester, M1 2EH
Flat 509, 36 Hilton Street, Manchester, M1 2EH
Flat 404, 36 Hilton Street, Manchester, M1 2EH
Flat 108, 36 Hilton Street, Manchester, M1 2EH
Flat 505, 36 Hilton Street, Manchester, M1 2EH
Flat 007, 36 Hilton Street, Manchester, M1 2EH
30 - 32 Hilton Street, Manchester, M1 2EH
17 China Lane, Manchester, M1 2EL
Apartment 5, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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 - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL