MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140972/LO/2024
Date registered valid:	16 September 2024
Proposal:	Listed Building Consent for the reuse and refurbishment of vacant spaces.
Address:	Dover Street Building, University Of Manchester, Dover Street, Manchester, M13 9PL
Ward(s):	Hulme Ward
Applicant:	Matt Ellmore University of Manchester
Agent (if any):	Mr Jason Lloyd Halliday Meecham Architects
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11.12.2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 4 October 2024

Standard consultations:
Printed: 24 September 2024 Expired: 15 October 2024

Neighbour notifications
Printed: 24 September 2024 Expired: 15 October 2024

Site notice
Posted: 4 October 2024 Expired: 25 October 2024

Press advert
Published: 1 October 2024 Expired: 22 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application premises are the Dover Street Building, a Grade II Listed Building which was originally built as accommodation for the Manchester High School for Girls in the 1880s, then purchased by the University of Manchester in 1945 and converted for the use of economics, education, music and law. The building is currently occupied by the schools of Chemistry and Drama, and for Central Teaching Space at the University.

The site is bound by Dover Street to the North, Portsmouth Street to the West, Rumford Street to the East.

Description of development

The application seeks Listed Building Consent for works to the floor plan, windows, walls and ceilings. This includes partitions, the subdivision of the EEG lab, addition of black out blinds and new MEP services. The works are summarised below:

- Partitions to subdivide room G.006 following the removal of a shutter and kitchenette.
- Partition to G.003 to subdivide the room
- The addition of Faraday Booths to subdivide the EEG lab
- New openings to corridor wall
- Addition of acoustic ceiling panels

- Addition of black-out blinds
- New conduits and MEP services.
- Structural works to basement level

Planning History

136951/LO/2023 - LISTED BUILDING CONSENT for internal alterations comprising of installation of stud partition wall, dual socket and 6no data points, to facilitate creation of new teaching space. Decision: Approved 14.07.2023

138051/LO/2023 - Listed Building Consent for the installation of Wi-fi equipment and associated works. Decision: Approved 15.12.2023

140056/JO/2024 - Variation of condition 2 (approved dwgs) attached to application ref no. 138051/LO/2023 to add 3 additional wireless access points. Decision: Approved 16.07.2024

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
• Policy CC9 – Design and Heritage
• Policy CC10 - A Place for Everyone
• Policy EN1 – Design Principles and Strategic Character Areas
• Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:
• Policy DC18 – Conservation Areas
• Policy DC19 – Listed Buildings

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

• Policy JP-P1 - Sustainable Places
• Policy JP-P2 – Heritage National

Planning Policy Framework (NPPF)
• Chapter 6 – Building a strong, competitive economy
• Chapter 7 – Ensuring the vitality of town centres
• Chapter 12 – Achieving well-designed places
• Chapter 16 – Conserving and enhancing the historic environment

Issues

Principle

Currently only G.048 is occupied and the other rooms subject of this application are vacant and unused by the University. The proposal would see the relocation lab spaces and offices spaces

from the Zochonis Building into the Dover Street Building. To facilitate the requirements of the new uses of the rooms, internal alterations are required. The principle of the development is acceptable as the works will support the use of vacant rooms within a Grade II listed building.

Impacts of the listed building

The proposed two new partitions to subdivide G.006 into separate spaces, would follow the removal of an existing shutter and kitchenette. The removal of these elements is considered to have a positive impact on the asset's internal appearance and appreciation. The addition of infill partitions is supported and are considered to have neutral impact on the heritage asset.

The proposed new openings would be located within the corridor wall and would provide access to D.048c, D.048d and D.048e. The impact would be on a non-original wall so there is considered to be a low degree of harm to the Grade II listed building. Any harm is considered to be mitigated through the submitted design of the new doors as they will match existing openings.

The proposed new partition to G.003 would cause some harm to the Grade II listed asset due to the impact on the floorplan and historic fabric.

The addition of acoustic ceiling panels across the ground floor are considered to have lesser impact than wall panels that have been previously approved. Details including a cross section showing how these would be affixed and relate to existing features has been submitted. The details are considered to be sufficient, and the LPA support them based on the evidenced need.

The addition of black-out blinds would result in less than substantial harm the impact of the Grade II listed building. The details of the fixings for the blinds have been shown on an elevation and section drawing.

The proposal involves the addition of new MEP such as conduits to minimise any potential impact on the buildings existing fabric. Whilst the new MEP would result in minor harm to the listed building, following discussions, each of the proposed vertical and horizontal conduits have been placed to minimise the harm to the listed building. For example, to elevations with original fabric and no timber panelling, the horizontal conduits have been sited closer to the skirting board to lessen any visual impact of the heritage asset.

The proposal includes the subdivision of the EEG Lab as there will be the addition of Faraday Booths. This subdivision would cause a material harm to the floorplan/layout of the listed building, however the identified harm is considered to be less than substantial.

The proposal includes the installation of beams to the under croft of the basement rooms. This is to provide support to the booths relocated to the EEG lab directly above. This works include joining new steal beams to the existing support and inclusion of pad stone on existing brick wall. The submitted details include sections showing the construction of the beams in context with the ornate columns. This detail is sufficient and is considered to result in some minor harm to the listed building

Heritage benefits

Through discussions it has been confirmed there would be heritage benefits to proposal including the removal of boxing to expose original columns to the EEG Lab. This is considered to be a positive heritage benefit and the details of the restoration of the columns will be secured through condition.

The proposal also includes the restoration of a fan light within G.007. The details for the restoration have been reviewed by the LPA, is acceptable and would contribute towards to the heritage benefits.

Heritage assessment

The proposal would cause of a low level of less than substantial harm to the significance of the listed building. There would be a low level of harm through the subdivision of the EEG Lab, the addition of black out blinds and new MEP services. This would amount of a low level of harm.

There are heritage benefits to the proposal including the revealing of original columns within the listed building and the restoration of a fan light. The refurbishment of the rooms would allow the vacant rooms to be occupied by the University. This would enable to the full use of the listed building.

In line with the requirements of paragraph 214 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme. There would be public benefits associated with bringing into use vacant rooms for an educational use and the refurbishment with the restoration to original features of the listed building.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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:

- Location Plan: 5668-HMA-DS-ZZ-DR-A-0000_P01
- Demolition Plan and Proposed Ceiling Plan, Floor Plan, Section and Elevation (G.003 & G.69): 5668-HMA-DS-L0-DR-A-0109_P03
- Proposed Floor Plan, Ceiling Plan and 3D (G.048): 5668-HMA-DS-L0-DR-A-0110_P05

All stamped as received by the City Council as Local Planning authority on the Received 20 September 2024.

- Lab Layout Plans and Ceiling Plan (G.07-G.0.014): 5668-HMA-DS-L0-DR-A-0111_P05
- Typical Blind Details: 5668-HMA-DS-ZZ-DR-A-0117_P01
- Proposed Corridor Elevation: 5668-HMA-DS-B1-DR-A-0116_P01
- Proposed Basement Floor Plan: 5668-HMA-DS-B1-DR-A-0103_P07
- Beams Labs Power & Data: 0406198-HLEA-DOV-00-DR-U-004.P03

All stamped as received by the City Council as Local Planning authority on the Received 14 November 2024.

- Design and Access & Heritage Statement: 5668-HMA-DS-ZZ-RP-A-0101 REV P2
- Basement Section and Details: 5668-HMA-DS-ZZ-DR-A-0118_P01
- Proposed Layout Plan, Sections and 3D (G.048): 5668-HMA-DS-L0-DR-A-0114_P04

All stamped as received by the City Council as Local Planning authority on the Received 11 December 2024.

- Proposed Plan and Elevations G.006a, G.0069, G.003: 5668-HMA-DS-ZZ-DR-A-0119_P02
- Demolition & Proposed Floor Plan (G.005 & G.006): 5668-HMA-DS-L0-DR-A-0108_P08

All stamped as received by the City Council as Local Planning authority on the Received 12 December 2024.

- Proposed Steel Support (Basement): 11357-WML-ZZ-XX-DR-S-1001_C01 (Received 4 November 2024)
- Proposed Floor Plan L.0 - 5668-HMA-DS-L0-DR-A-0104_P20 (Received 09 December 2024)

Reason: To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

3. Prior to the commencement of any works in relation to the installation of new internal partitions hereby approved, a method statement for the installation of internal partition works that shall confirm how original building fabric will be protected from such works and how new partitions will about it, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved statement.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4. Notwithstanding the approved details, prior to the installation of new MEP services, full and final details of any MEP services shall be submitted to and approved by the City Council, as Local Planning Authority. This shall include specifications and details (including scaled cross sections and method of installation).

   The approved details shall be implemented as part of the development and completed prior to first occupation of the development.

   Reason - the proposed works affect a building which 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5. Prior to the commencement of any decoration works hereby approved, a detailed paint specification, that will set out how selected paints are compatible with historic material, will be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved statement.

   Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

6. Following the removal of the over boarding and exposure of columns as shown on drawing (5668-HMA-DS-L0-DR-A-0104 Rev P20), prior to any repairs to the columns, full and final details of the repair and restoration works shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a detailed method statement. The approved details shall be implemented as part of the development.

   Reason - the proposed works affect a building which 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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

University Of Manchester, Carys Bannister Building, Portsmouth Street, Manchester, M13 9GB
University Of Manchester, Chemistry Building, Oxford Road, Manchester, M13 9PL
Holy Name Church, 339 Oxford Road, Manchester, M13 9PG
Vaughan House, Portsmouth Street, Manchester, M13 9GB
2 Portsmouth Street, Manchester, M13 9GB

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL