

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141119/FO/2024
Date registered valid: 15 October 2024
Proposal: Change of use of first and second floor from Office (Class Eg) to Education (Class F1a).
Address: 12 - 14 Lever Street, Manchester, M1 1LN
Ward(s): Piccadilly Ward

Applicant: Mr Arnold Henry Piccadily Estates No 1 Ltd
Agent (if any): Mr Zalman Hanovitch EA Town Planning Ltd
Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9.12.2024

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 29 October 2024

Standard consultations:

Printed: 25 October 2024 Expired: 15 November 2024

Neighbour notifications

Printed: 25 October 2024 Expired: 15 November 2024

Site notice

Posted: 29 October 2024 Expired: 19 November 2024

Press advert

Published: 29 October 2024 Expired: 19 November 2024

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 applicable

Description of area

The front section of the building is a Grade II listed building. The property is located in between Lever Street to the west and Little Lever Street to the east within the Northern Quarter of Manchester City Centre. The site is also within the Stevenson Square Conservation Area.

Description of development

The development proposal is for the Change of Use of the first and second floor of the building into Class F1(a) Educational Use.

The ground floor of the building will be retained as office space. This space will be let out by the main tenant of the building (educational use).

The premises would be occupied by Kings Hall College which is part of a franchise of international schools across Manchester. This college is an English Language Academy, offering courses to local and international students. On average the college provides courses for 120-150 students year-round. In the summer period, over July and August, the intake can increase on average to 350-400 students.

Waste would be stored within the bin storage area (under croft alleyway), accessible via Little Lever Street to the rear of the building.

Proposed opening hours are as follows:

- 9am to 5pm Monday to Friday.
- Saturday, Sunday and Bank Holidays – Closed

There are no external or internal alterations proposed as part of the development.

Consultations & Notification Responses

Highway Services – No objections

Environmental Health – No objections

Greater Manchester Police – No objections

Publicity - a notice was displayed on site advertising the development and a press notice was placed in the local press advertising the development. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Policies

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 SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy CC7 - Mixed Uses
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- 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-Strat2 – City Centre
- Policy JP-P5 – Education, Skills and Knowledge

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Issues

Principle

This application would see the change of use of the first and second floors of an existing office building into an educational use. The application site forms part of Manchester City Centre's older office stock and the building was constructed in the early 19th Century. Therefore, due to the limitations on the bespoke layout and lack of modern amenities, the building has faced difficulty in attracting a tenant.

The applicant has submitted a report outlining the marketing of the unit which explains the building has been vacant for 12 months with a lack of interest. Alongside this report, the planning statement outlines the justification for an educational use, identifying a demand and providing benefits such as contributing to the local economy and the educational and employment offer in the City Centre.

In light of the above, the principle of the change of use is acceptable as it would enable the full occupation of the building and would contribute to the City Centre's economy. The proposal therefore complies with Policies, SP1, EC1, EC2 and DM1 of the Manchester Core Strategy.

Access

The site is well accessed by sustainable modes of transport. Regular bus services, Metrolink services and railway services are within walking distance of the site.

Step free access is to be provided at the rear of the building (No.14 Lever Street) via Little Lever Street.

There is no disabled access to the first and second floors. The planning statement confirms any disabled students will utilise the enclosed spaces to the rear of the ground floor for classes/tutoring. Furthermore, disabled students will have access to all facilities on the ground floor level including the kitchen, breakout area and any main areas to be used as study space.

Given the college will be renting out the ground floor as flexible hotdesking, they will have control and will be able to designate study space on the ground floor when required. Whilst preferably disabled students would have access to the upper floors of the building, it is understood the applicant has discounted the installation of a stairlift due to the impact on the original staircase.

In light of the above, the proposal is considered to be on balance acceptable and complies with policy CC10 of the Manchester Core Strategy.

Highways Impact

There is no proposed parking under this application. Considering, the site's location and proximity to sustainable travel offer, this is acceptable in principle. As such, no parking concerns are raised from the Local Authority's Highways department.

The proposed ground floor indicates the provision of an existing cycle rack at the end of the hallway, leading from the front entrance at No.14 Lever Street. Additionally, a proposed cycle rack will be provided off the hallway, adjacent to the rear access of No.12 Lever Street and within the alleyway to the rear of No.14 Lever Street. The Local Authority's Highways Officer considers the cycle parking provision to be acceptable and acknowledges further cycle parking is available within Stevenson Square.

Visual amenity

There are no external or internal alterations to facilitate the development.

Waste management

There will be 6 x general waste bins, 5 x recycling bins and 1 x food waste bin. The bins will be stored within the alleyway to the rear of the building (No.12 Lever Street) and accessible via the Lever Street.

The proposed approach is agreed by Environmental Health and Highway Services. A condition is included to ensure compliance with the submitted strategy.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Proposed Ground Floor Plan: 4307-F0G-001
- Proposed First Floor Plan: 4307-F01-001
- Proposed Second Floor Plan: 4307-F02-001

All stamped as received by the City Council as Local Planning authority on the Received 15 October 2024

- Planning Statement

As received by the City Council as Local Planning authority on the Received 08 October 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, saved policy DC19.1 and Sections 12 of the National Planning Policy Framework.

3) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority: -

Monday to Friday: 9am until 5pm

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) The details of the approved scheme (Waste Management received by the City Council, as Local Planning Authority, on 27 September 2024) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

5) No part of the development shall be occupied until the secure internal space and facilities for the parking of a minimum of 10 bicycles have been provided within the proposed locations shown on the Proposed Ground Floor Plan: Drawing No.4307-F0G-00, as received by the City Council as Local Planning Authority, on 15 October 2024.

The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking for the duration of the use.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of first and second floors of No.12-14 Lever Street shall be used for any purpose other than the purpose of an education facility (Use Class

F1-a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Apartment 507, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 509, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 305, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 506, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 502, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 402, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 707, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
First Floor Store 1, 8 Lever Street, Manchester, M1 1LN
Second Floor 14, 8 Lever Street, Manchester, M1 1LN
First Floor, 24 Dale Street, Manchester, M1 1FY
24 Dale Street, Manchester, M1 1FY
First Floor, 26 - 28 Dale Street, Manchester, M1 1FY
Second Floor, 26 - 28 Dale Street, Manchester, M1 1FY
Flat 2, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Apartment 602, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 106, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 304, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 607, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 107, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 709, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 401, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 102, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 604, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
53 Piccadilly, Manchester, M1 2AP
Basement, 12 Lever Street, Manchester, M1 1LN
Ground Floor, 10 Lever Street, Manchester, M1 1LN
8 Lever Street, Manchester, M1 1LN
11 Newton Street, Manchester, M1 1HF
9 Newton Street, Manchester, M1 1HF
Flat 12, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 11, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 17, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Second Floor 11 And 15, 8 Lever Street, Manchester, M1 1LN
Apartment 209, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 203, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 503, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
19 Cafe Bar, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 406, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Third Floor, 20 Dale Street, Manchester, M1 1EZ
Top Floor Flat, 12 Lever Street, Manchester, M1 1LN
First Floor, 12 - 14 Lever Street, Manchester, M1 1LN
14 Lever Street, Manchester, M1 1LN
Ground Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Flat 2, 31 Back Piccadilly, Manchester, M1 1HP
10 Lever Street, Manchester, M1 1LN
Second Floor, 10 Lever Street, Manchester, M1 1LN
Flat 20, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 14, Kingsley House, 15 Newton Street, Manchester, M1 1HE

Flat 10, Kingsley House, 15 Newton Street, Manchester, M1 1HE
MAIL BOXES ETC, Chatsworth House, 19 Lever Street, Manchester, M1 1WD
Apartment 303, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 703, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 505, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 108, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 704, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 407, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 403, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 204, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 206, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 101, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Fourth Floor, 20 Dale Street, Manchester, M1 1EZ
Second Floor, 20 Dale Street, Manchester, M1 1EZ
12 Lever Street, Manchester, M1 1LN
Ground Floor, 14 Lever Street, Manchester, M1 1LN
Ground Floor, 51 Piccadilly, Manchester, M1 2AP
First Floor Office 2, 8 Lever Street, Manchester, M1 1LN
36 Back Piccadilly, Manchester, M1 1HP
Flat 16, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 3, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Ground Floor Showrooms 1 And 4, 8 Lever Street, Manchester, M1 1LN
Apartment 105, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 207, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 504, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 306, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Mala Secret Garden, 8 Dale Street, Manchester, M1 1JA
Flat 508, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 208, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 706, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 608, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 104, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 601, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 309, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Basement, 20 Dale Street, Manchester, M1 1EZ
33 Back Piccadilly, Manchester, M1 1HP
Flat At, 33 Back Piccadilly, Manchester, M1 1HP
Flat 3, 31 Back Piccadilly, Manchester, M1 1HP
Flat 5, 31 Back Piccadilly, Manchester, M1 1HP
Basement, 10 Lever Street, Manchester, M1 1LN
Flat 5, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 9, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Apartment 605, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 801, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 301, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 307, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Second Floor Unit 13, 8 Lever Street, Manchester, M1 1LN
Second Floor 12, 8 Lever Street, Manchester, M1 1LN
Flat 7, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 15, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 8, Kingsley House, 15 Newton Street, Manchester, M1 1HE
47 Back Piccadilly, Manchester, M1 1HP
Apartment 701, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 201, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 708, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 603, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 109, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 202, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 609, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Chapter One Books, Chatsworth House, 19 Lever Street, Manchester, M1 1WD
Apartment 606, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 103, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 409, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
51 Piccadilly, Manchester, M1 2AP
31 Back Piccadilly, Manchester, M1 1HP
Flat 1, 31 Back Piccadilly, Manchester, M1 1HP
Basement And Ground Floor, 24 Dale Street, Manchester, M1 1FY
Flat 18, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 13, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 4, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 19, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Kingsley House, 15 Newton Street, Manchester, M1 1HE
Ground Floor Showrooms 2 And 3, 8 Lever Street, Manchester, M1 1LN
Apartment 205, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 404, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 501, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 302, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 702, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 405, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 308, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 705, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 408, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Ground Floor, 20 Dale Street, Manchester, M1 1EZ
Fifth Floor, 20 Dale Street, Manchester, M1 1EZ
First Floor, 20 Dale Street, Manchester, M1 1EZ
Merchants Hotel, Back Piccadilly, Manchester, M1 1HP
Second Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Flat 4, 31 Back Piccadilly, Manchester, M1 1HP
First Floor, 10 Lever Street, Manchester, M1 1LN
Basement, 8 Lever Street, Manchester, M1 1LN
Second Floor, 24 Dale Street, Manchester, M1 1FY
Ground Floor And Basement, 26 - 28 Dale Street, Manchester, M1 1FY
26 - 28 Dale Street, Manchester, M1 1FY
Flat 1, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 6, Kingsley House, 15 Newton Street, Manchester, M1 1HE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL