

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139604/FO/2024	
Date registered valid:	12 April 2024	
Proposal:	Replacement of windows.	
Address:	The Hive, 47 - 51 Lever Street, Manchester, M1 1FN	
Ward(s):	Piccadilly	Ward
Applicant:	Grosvenor OEI Limited	
Agent (if any):	Mr Brad Wiseman Savills	
Case officer:	Max Tel: 0161 219 Email: maximillian.gibson@manchester.gov.uk	Gibson 6359
Recommendation:	Approve	
Date of recommendation:	30/05/2024	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 08/05/2024

Standard consultations:

Printed: 18 April 2024 Expired: 10 May 2024

Neighbour notifications

Printed: 18 April 2024 Expired: 10 May 2024

Site notice

Posted: 08/05/2024 Expired: 30/05/2024

Press advert

Published: 23 April 2024 Expired: 7 May 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site comprises The Hive, a 79,000 sq.ft Class E office building in the heart of the Northern Quarter. The Hive comprises a hub for creative and tech businesses, and is arranged across six floors. The design of the building comprises a brick building with a highly glazed ground floor, with a decorative metal screen to the upper floors that sits c1m off the facade.

Listed building: Not applicable

Conservation area: Stevenson Square (Extension) Conservation Area 1987

Tree Preservation Order: n/a

Description of area

The area relates to Stevenson Square, the focal point of the Stevenson Square conservation area. The character of the area comprises many uses, including retail, dining, drinking and office. There are several listed buildings in the vicinity, including the Grade II-listed Sevendale House opposite the application site.

Description of development

This application seeks planning permission for the replacement of windows down the two building towers of the Hive building in Manchester City Centre. The proposals comprise a direct replacement of the existing windows with a glazed louvered window.

Consultations & Notification Responses

Publicity - a notice was displayed on site advertising the works as those affecting the setting of a conservation area and listed building. A press notice was placed in the local press advertising the works as those affecting the setting of a conservation area and listed building. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

MCC Highways Services - no objections, does not impinge on highway. Informatives attached regarding details of scaffolding arrangements, highways closures and basement works.
Environmental Health - no comments to make on application.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), EN3 (Heritage) and CC9 (Design and Heritage) of the Manchester Core Strategy (2012) and saved policies DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

Principle

The proposal seeks the replacement of two strips of vertically orientated windows, one on Warwick Street and one on Faraday Street, with glazed louvres. The current windows are unopenable, whereas the glazed louvres would allow for passive natural airflow and ventilation. The change is necessary to allow for adequate pressure relief for fire evacuation. Given the development is to be undertaken in the interest of public safety, the principle of the proposal is considered acceptable pursuant to policy DM1 of the Manchester Core Strategy (2012).

However, as the development would cause a material change to the outward appearance of the building, an assessment of the impacts of the development on visual amenity and designated heritage assets is required.

Visual amenity

The glazed, closable louvres would replace existing unopenable windows. By virtue of the high level of permeability of glass, the result would be a minor visual change. The stretch of louvres would retain a largely similar reflectivity and would allow a similar level of light into the building. The horizontal segmentation of the louvred panels would complement the horizontal segmentation of the large glazed 'bridge' area in the centre of the building which is adjacent to the proposed area. It would further integrate into the elevation by virtue of the presence of a large, vertically orientated, standard louvre the other side of the proposed area. The proposal would see the frames powder coated to match the other window frames. The elevations where the alterations are proposed are on smaller side streets, where the street pattern is tighter, and therefore there would only be limited views of the two louvred areas from public vantage points. Given the above, it is considered that the impact of the proposal on visual amenity would be relatively small and hence would not warrant a refusal.

Impact on designated heritage assets

As noted above, the development would result in a minor visual change to two of the Hive's secondary elevations. Owing to their location and the tight street pattern there would be limited views from within the Stevenson Square conservation area and the development would not impact the setting of any of the numerous nearby listed buildings. The modern appearance of the building means that the alteration would integrate readily into the two facades and any impact on the character and appearance of the conservation area, beyond that created by the building as a whole, would be nugatory. Given the above, the proposal is considered acceptable pursuant to policies EN3 and CC9 of the Manchester Core Strategy (2012) and saved policies DC18 and DC19 of the Unitary Development Plan for Manchester (1995).

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a

protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 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:

- Drawing - Existing & Proposed X9 PLANS AND ELEVATIONS
- Drawing - Existing & Proposed X9 PLANS AND ELEVATIONS INC. LOCATION PLAN
- Correspondence COVERING LETTER

All received by the City Council, as Local Planning Authority, on 22/03/2024

- Correspondence RESPONSE TO INVALID LETTER
- Supporting Information FLW 32 LOUVRES
- Supporting Information FLW32

All received by the City Council, as Local Planning Authority, on 05/04/2024

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.

3) Prior to the installation of the louvres hereby approved, full and final details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings, cross sections, specifications and dimensions. The approved details shall be implemented in full as part of the development.

Reason - in the interest of visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC's Highway Network Management Teams via Email - highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

If basement/Structure excavations/works are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 18, 70 Spear Street, Manchester, M1 1AW
Flat 48, 5 Warwick Street, Manchester, M1 1AU
Flat 46, 5 Warwick Street, Manchester, M1 1AU
Flat 43, 5 Warwick Street, Manchester, M1 1AU
Flat 31, 5 Warwick Street, Manchester, M1 1AU
Flat 25, 5 Warwick Street, Manchester, M1 1AU
Flat 22, 5 Warwick Street, Manchester, M1 1AU
Flat 13, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 5 Warwick Street, Manchester, M1 1AU
Basment Floor, 69 - 71 Lever Street, Manchester, M1 1FL
First Floor Flat, 58 Oldham Street, Manchester, M4 1LE
60A Oldham Street, Manchester, M4 1LE
32 Lever Street, Manchester, M1 1DE
First Floor, 9 Stevenson Square, Manchester, M1 1DB
Flat 5, Spear Building, 53 Spear Street, Manchester, M1 1DF
Flat 6, 60A Oldham Street, Manchester, M4 1LE
Flat 3, 60A Oldham Street, Manchester, M4 1LE
61 - 63 Spear Street, Manchester, M1 1DF
Second Floor, 62A Oldham Street, Manchester, M4 1LE
64 Oldham Street, Manchester, M4 1LE
62 Oldham Street, Manchester, M4 1LE
52 Oldham Street, Manchester, M4 1LE
Flat 15, 70 Spear Street, Manchester, M1 1AW
Flat 14, 70 Spear Street, Manchester, M1 1AW
Flat 11, 70 Spear Street, Manchester, M1 1AW
Flat 10, 70 Spear Street, Manchester, M1 1AW
Flat 69, 5 Warwick Street, Manchester, M1 1AU
Flat 60, 5 Warwick Street, Manchester, M1 1AU
Flat 59, 5 Warwick Street, Manchester, M1 1AU
Flat 53, 5 Warwick Street, Manchester, M1 1AU
Flat 40, 5 Warwick Street, Manchester, M1 1AU
Flat 34, 5 Warwick Street, Manchester, M1 1AU
Flat 18, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 5 Warwick Street, Manchester, M1 1AU
Flat 6, Spear Building, 53 Spear Street, Manchester, M1 1DF
Griffin House, 40 Lever Street, Manchester, M1 1FJ
45 Lever Street, Manchester, M1 1FN
Unit G6, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Flat 1, Spear Building, 53 Spear Street, Manchester, M1 1DF
Flat 9, 60A Oldham Street, Manchester, M4 1LE
Spear Building, 53 Spear Street, Manchester, M1 1DF
54 Oldham Street, Manchester, M4 1LE
55 - 59 Spear Street, Manchester, M1 1DF
47 Lever Street, Manchester, M1 1FN
Flat 27, 70 Spear Street, Manchester, M1 1AW
Flat 6, 70 Spear Street, Manchester, M1 1AW
Flat 5, 70 Spear Street, Manchester, M1 1AW
Flat 2, 70 Spear Street, Manchester, M1 1AW
Flat 71, 5 Warwick Street, Manchester, M1 1AU

Flat 66, 5 Warwick Street, Manchester, M1 1AU
Flat 65, 5 Warwick Street, Manchester, M1 1AU
Flat 62, 5 Warwick Street, Manchester, M1 1AU
Flat 58, 5 Warwick Street, Manchester, M1 1AU
Flat 51, 5 Warwick Street, Manchester, M1 1AU
Flat 42, 5 Warwick Street, Manchester, M1 1AU
Flat 21, 5 Warwick Street, Manchester, M1 1AU
Flat 19, 5 Warwick Street, Manchester, M1 1AU
Flat 11, 5 Warwick Street, Manchester, M1 1AU
Flat 8, 5 Warwick Street, Manchester, M1 1AU
Flat 4, 5 Warwick Street, Manchester, M1 1AU
Advertising Right BT Inlink Outside 9, Stevenson Square, Manchester, M1 1DB
First Floor, 69 - 71 Lever Street, Manchester, M1 1FL
51 Lever Street, Manchester, M1 1FN
Unit G3, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Sixth Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
62A Oldham Street, Manchester, M4 1LE
Flat 23, 70 Spear Street, Manchester, M1 1AW
Flat 21, 70 Spear Street, Manchester, M1 1AW
Flat 20, 70 Spear Street, Manchester, M1 1AW
Flat 12, 70 Spear Street, Manchester, M1 1AW
Flat 72, 5 Warwick Street, Manchester, M1 1AU
Flat 56, 5 Warwick Street, Manchester, M1 1AU
Flat 55, 5 Warwick Street, Manchester, M1 1AU
Flat 49, 5 Warwick Street, Manchester, M1 1AU
Flat 38, 5 Warwick Street, Manchester, M1 1AU
Flat 36, 5 Warwick Street, Manchester, M1 1AU
Flat 29, 5 Warwick Street, Manchester, M1 1AU
Flat 28, 5 Warwick Street, Manchester, M1 1AU
Flat 26, 5 Warwick Street, Manchester, M1 1AU
Flat 14, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 5 Warwick Street, Manchester, M1 1AU
60 Oldham Street, Manchester, M4 1LE
Flat At, Castle Hotel, 66 Oldham Street, Manchester, M4 1LE
Third Floor, 9 Stevenson Square, Manchester, M1 1DB
9 Stevenson Square, Manchester, M1 1DB
Flat 2, Spear Building, 53 Spear Street, Manchester, M1 1DF
Third Floor Flat, 62A Oldham Street, Manchester, M4 1LE
Off The Square, 65 - 67 Lever Street, Manchester, M1 1FL
First Floor, 62A Oldham Street, Manchester, M4 1LE
Flat 4, 60A Oldham Street, Manchester, M4 1LE
Second Floor, 9 Stevenson Square, Manchester, M1 1DB
38 Spear Street, Manchester, M1 1AS
Flat 24, 70 Spear Street, Manchester, M1 1AW
Flat 22, 70 Spear Street, Manchester, M1 1AW
Flat 17, 70 Spear Street, Manchester, M1 1AW
Flat 16, 70 Spear Street, Manchester, M1 1AW
Flat 7, 70 Spear Street, Manchester, M1 1AW
Flat 1, 70 Spear Street, Manchester, M1 1AW
Flat 68, 5 Warwick Street, Manchester, M1 1AU
Flat 61, 5 Warwick Street, Manchester, M1 1AU
Flat 44, 5 Warwick Street, Manchester, M1 1AU
Flat 33, 5 Warwick Street, Manchester, M1 1AU
Flat 32, 5 Warwick Street, Manchester, M1 1AU

Flat 27, 5 Warwick Street, Manchester, M1 1AU
Flat 23, 5 Warwick Street, Manchester, M1 1AU
Flat 20, 5 Warwick Street, Manchester, M1 1AU
Flat 7, Spear Building, 53 Spear Street, Manchester, M1 1DF
First Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Second Floor, 69 - 71 Lever Street, Manchester, M1 1FL
Fifth Floor, Griffin House, 40 Lever Street, Manchester, M1 1FJ
Unit G5, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
69 - 71 Lever Street, Manchester, M1 1FL
65 - 67 Lever Street, Manchester, M1 1FL
Flat 8, 60A Oldham Street, Manchester, M4 1LE
Flat 7, 60A Oldham Street, Manchester, M4 1LE
Flat 5, 60A Oldham Street, Manchester, M4 1LE
58 Oldham Street, Manchester, M4 1LE
Flat 26, 70 Spear Street, Manchester, M1 1AW
Flat 8, 70 Spear Street, Manchester, M1 1AW
Flat 70, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 5 Warwick Street, Manchester, M1 1AU
Flat 67, 5 Warwick Street, Manchester, M1 1AU
Flat 45, 5 Warwick Street, Manchester, M1 1AU
Flat 39, 5 Warwick Street, Manchester, M1 1AU
Flat 9, 5 Warwick Street, Manchester, M1 1AU
Flat 2, 5 Warwick Street, Manchester, M1 1AU
68 - 70 Oldham Street, Manchester, M4 1LF
TONI&GUY, Ground Floor And Basement, 60A Oldham Street, Manchester, M4 1LE
My Dentist, 43 Lever Street, Manchester, M1 1FN
Flat 3, Spear Building, 53 Spear Street, Manchester, M1 1DF
Unit G4, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Ground Floor, Griffin House, 40 Lever Street, Manchester, M1 1FJ
51 Spear Street, Manchester, M1 1DF
Castle Hotel, 66 Oldham Street, Manchester, M4 1LE
Flat 25, 70 Spear Street, Manchester, M1 1AW
Flat 13, 70 Spear Street, Manchester, M1 1AW
Flat 9, 70 Spear Street, Manchester, M1 1AW
Flat 4, 70 Spear Street, Manchester, M1 1AW
Flat 3, 70 Spear Street, Manchester, M1 1AW
Flat 64, 5 Warwick Street, Manchester, M1 1AU
Flat 63, 5 Warwick Street, Manchester, M1 1AU
Flat 57, 5 Warwick Street, Manchester, M1 1AU
Flat 54, 5 Warwick Street, Manchester, M1 1AU
Flat 52, 5 Warwick Street, Manchester, M1 1AU
Flat 41, 5 Warwick Street, Manchester, M1 1AU
Flat 37, 5 Warwick Street, Manchester, M1 1AU
Flat 35, 5 Warwick Street, Manchester, M1 1AU
Flat 30, 5 Warwick Street, Manchester, M1 1AU
Flat 24, 5 Warwick Street, Manchester, M1 1AU
Flat 17, 5 Warwick Street, Manchester, M1 1AU
Flat 12, 5 Warwick Street, Manchester, M1 1AU
Flat 7, 5 Warwick Street, Manchester, M1 1AU
60B Oldham Street, Manchester, M4 1LE
Ground Floor, 69 - 71 Lever Street, Manchester, M1 1FL
Fifth Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G7, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G2, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN

Unit G1, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Flat 4, Spear Building, 53 Spear Street, Manchester, M1 1DF
Fourth Floor, Griffin House, 40 Lever Street, Manchester, M1 1FJ
Flat 2, 60A Oldham Street, Manchester, M4 1LE
Flat 1, 60A Oldham Street, Manchester, M4 1LE
Ground Floor, 9 Stevenson Square, Manchester, M1 1DB
Flat 28, 70 Spear Street, Manchester, M1 1AW
Flat 19, 70 Spear Street, Manchester, M1 1AW
Flat 50, 5 Warwick Street, Manchester, M1 1AU
Flat 47, 5 Warwick Street, Manchester, M1 1AU
Flat 16, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 5 Warwick Street, Manchester, M1 1AU
49 Lever Street, Manchester, M1 1FN
Flat 8, Spear Building, 53 Spear Street, Manchester, M1 1DF

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square (Extension) Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL