

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138996/LO/2024
Date registered valid: 12 January 2024
Proposal: Minor refurbishment to Third Floor of Fourways House
Address: Third Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Ward(s): Piccadilly Ward

Applicant: Mr Lewis Wilkinson RSK Group Limited
Agent (if any): Mr Stephen Levrant Heritage Architecture Ltd
Case officer: Max Gibson
Tel: 0161 219 6359
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Recommendation: Approve
Date of recommendation: **07/03/2024**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 17 January 2024 Expired: 7 February 2024

Neighbour notifications

Printed: 17 January 2024 Expired: 7 February 2024

Site notice

Posted: Expired:

Press advert

Published: 23 January 2024 Expired: 6 February 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

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.

Whilst retaining a generally good appearance and making a positive contribution to the conservation area and the surrounding group of listed buildings, the building is in need of some investment and has suffered due to inappropriate past interventions such as external roller shutters and suspended ceilings.

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.

Recent 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.

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order:

Description of area

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.

Description of development

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

- The removal of existing partitions to the southern end of the floor
- The relocation of the toilet block to a more central location
- The installation of new glazed partitions to create three meeting rooms, store room, comms room and cleaner's cupboard
- The installation of a new kitchenette to a central area
- The replacement of modern doors with new fire doors
- The repurposing of a kitchenette as a prayer room
- The redecoration of historic columns and modern joinery in black
- The redecoration and repair of modern plaster board ceilings

Externally, the installation of a new condenser unit to the existing rooftop plant platform.

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 have been received as a result of this publicity.

Issues

The main policies that relate to this application are Policy EN1 (Design Principles and Strategic Character Areas), Policy EN3 (Heritage), Policy CC9 (Design and Heritage), Policy SP1 (Spatial Principles) and Policy DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester, Saved Policy DC14 (Shopfronts and Related Signs), Saved Policy DC18.1 (Conservation Areas) and Saved Policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester and Section 12 (Achieving Well Designed Places) and Section 16 (Paragraph 194, 197, 200 and 201) of the NPPF

Impact on the listed building

The removal of existing partitions to the southern end of the floor would be a positive aspect of the works, which would open up the original floorplate and allow the listed building to be better appreciated. This is considered to provide a heritage benefit. Once the partitions have been removed, any damage to the brickwork related to the fixing of these partitions would be made good, including the use of a needlegun to remove any adhesive that has previously been used. To ensure that the repair work is of a sufficient quality and does not create any harm to the

building's historic fabric, a method statement for this element of the works, together with an in situ sample of the repair, would be required by a condition attached to this approval.

The relocation of the toilet block to a more central location is considered to have a neutral impact on the listed building. It is accepted that the presence of a toilet block is necessary for the building to be in viable economic use, and so this element is supported by paragraph 196 of the NPPF, which supports development that allows listed buildings to have a viable economic use. The block has been designed to ensure the existing SVP can be used to service the toilets without the need for any additional penetrations through historic fabric. The back wall of the block has been designed so as to ensure that the historic column is left exposed to be fully appreciated. On balance, this aspect of the works is considered acceptable, with the less than substantial harm created by the partitions of the toilet block outweighed by the public benefit of providing necessary services for the office use.

The installation of new glazed partitions to create three meeting rooms. Whilst this would create a small degree of less than substantial harm through the partitioning off of the space, the use of highly glazed partitions mitigates this by allowing for continued appreciation of the space's proportions. Full and final details of these partitions, including product specifications and junction details would be required by condition.

The introduction of the storeroom, comms room and cleaner's cupboard would create a low level of less than substantial harm through the introduction of subdivision into the space. In the case of the comms room, the principle of this element at this location is supported as it would ensure proximity to existing services used by the existing comms room, including a riser to the rooftop A/C unit. This ensures that servicing the comms room does not result in any further harm to the building. The other two rooms are accepted as, on balance, their presence is outweighed by the removal of the majority of subdivision across the floorplate.

The installation of a new kitchenette to a central area is considered acceptable, again as it supports the viable economic use in the building. There are no partitions necessary as a result of this element of the works. The services would be attached to existing points that are present from the demolished toilet block, ensuring minimal impact to the historic fabric of the building. Full and final details of any junction with historic fabric necessary to install the kitchenette would be required by condition.

The replacement of modern doors with new fire doors is supported. It would not require interventions into or removal of any historic fabric, whilst improving the fire safety of the building. This is a clear public benefit and would help ensure the continued preservation of the designated heritage asset.

The redecoration of historic columns and modern joinery would be in black. This is inline with the existing colour scheme and therefore would have a neutral impact on the character or appearance of the listed building.

The redecoration and repair of modern plaster board ceilings, with the installation of some new light fixtures is considered to have a negligible impact on the listed building as there would be no impact on historic fabric.

Timber flooring throughout the third floor is to be retained and repaired. A method statement detailing the repair methods and product specifications to be used would be required by a condition attached to this approval.,

Impact on the conservation area

The proposed works are mostly internal, and therefore would have no impact on the character or appearance of the conservation area in which the building sits. The only external aspect of the works relates to the installation of new condenser units to the roof. This would be mounted to the existing rooftop plant platform. The siting of the platform, together with the height of the building and density of the surrounding street pattern, ensure that the condenser unit would not be visible from any public vantage point. Therefore, it is considered the proposal would have a negligible impact on the conservation area.

Conclusion

The works would lead to some small instances of less than substantial harm, mainly through the subdivisions that would deliver the meeting rooms, store and comms rooms and toilet blocks. This is considered to be outweighed by the public benefits created by the scheme, which would see the majority of existing subdivision removed and the repair and retention of timber flooring throughout the floorplate as well as the necessity of providing these facilities as part of bringing the building into viable economic use. The harm is also mitigated by the use of glazed partitions and the siting of these elements to make best use of existing service arrangements – for example the location of the kitchen at the site of the old toilet block. On balance, the works are considered acceptable contingent on the discharge of conditions requiring full and final details of a number of individual elements of the works.

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.

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 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:

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) Prior to the installation of any M&E services to the listed building, full and final specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) shall be submitted for approval in writing by the City Council as Local Planning Authority.

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.

4) Prior to the commencement of any wholesale repair works to brickwork, excluding investigation works, full and final details of all repair works to the brickwork shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement including equipment, materials and finishes, together with an in situ sample of needlegun work. The approved details shall be implemented in full 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.

5) Any fixings points at junctions between new partitions and historic brick walls shall be done into the mortar joint only.

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.

6)

7) Prior to the commencement of any repair works to the timber floors, a method statement shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include details of all equipment, materials and finishes to be used. 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

3E Tariff Street, Manchester, M1 2FF
3A Tariff Street, Manchester, M1 2FF
Flat 204, 36 Hilton Street, Manchester, M1 2EH
Flat 304, 36 Hilton Street, Manchester, M1 2EH
First Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 105, 36 Hilton Street, Manchester, M1 2EH
Unit 1, Jackson Warehouse, Tariff Street, Manchester, M1 2EP
18 Tariff Street, Manchester, M1 2FN
Flat 307, 36 Hilton Street, Manchester, M1 2EH
Flat 407, 36 Hilton Street, Manchester, M1 2EH
Flat 004, 36 Hilton Street, Manchester, M1 2EH
First Floor, 30 - 32 Hilton Street, Manchester, M1 2EH
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
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
Flavelas, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
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
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
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
Basement, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
14 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

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL