

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137554/NMC/2023	
Date registered valid:	14 July 2023	
Proposal:	Non material amendment to planning permission 117897/FO/2017 to reconfigure internal layout, changes to roof top plant and changes to window design	
Address:	123-125 Liverpool Road, Manchester, M3 4JN	
Ward(s):	Deansgate	Ward
Applicant:	Salboy Liverpool Road Ltd	
Agent (if any):	Mr. John Cooper Deloitte LLP	
Case officer:	Jennifer Tel: 0161 234 Email: jennifer.atkinson@manchester.gov.uk	Atkinson 4517
Recommendation:	Approve	
Date of recommendation:	16 October 2023	

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site extends to approximately 0.7 hectares and is bound by Liverpool Road to the north, Old Medlock Street to the east, the Woollam Place and Potato Wharf residential development to the south, and Woollam Place to the west.

The Site is made up of three components, and they are as follows: •

- No.123 Liverpool Road – Grade II Listed;
- No.123 Liverpool Road (Rear Extension); and,
- No.125 Liverpool Road formally known as The Commercial Hotel – Grade II Listed.

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The surrounding area is a mixture of commercial development and residential. The area is dominated by the Science Museum and developments around Castlefield basin.

The application site is located in the Castlefield Conservation Area and are within the setting of a number of listed buildings – namely the Grade I listed former Liverpool Road Railway Station and Grade II listed railway arches.

Description of development

Non material amendment to planning permission 117897/FO/2017 to reconfigure internal layout, changes to roof top plant and changes to window design

Consultations & Notification Responses

n/a

Issues

Planning History

Listed Building Consent for No. 123-125 Liverpool Road was granted on 9 February 2018 under Listed Building application reference: 117898/LO/2017 ("the Original LBC"). The approved Description of Development as written on the Original LBC is as follows:

"Demolition of c.1950-1960, non-original, rear extension to No. 123 Liverpool Road; creation of a new 5- storey extension and internal and external alterations to No. 123 and No. 125 Liverpool Road including removal of a stair case; creation of an internal connection between the buildings; replacement windows and doors; introduction of a roof light, the creation of a new access to No. 125 Liverpool Road from Woollam Place, each as part of proposals to refurbish and re-use No. 123 – No. 125 Liverpool Road as a hotel (Use Class C1) with associated bar and restaurant (Classes A3 and A4), servicing and ancillary works."

Concurrently Planning Permission was also granted under planning application reference 117897/FO/2017 ("the Original Permission").

The approved Description of Development as written on the Original Permission is as follows: "Demolition of c.1950-1960 rear extension to No.123 Liverpool Road with the creation of a new 5- storey extension and external alterations as part of proposals to refurbish and re-use No. 123 – No.125 Liverpool Road as a hotel (Use Class C1) with associated bar and restaurant (Classes A3 and A4), servicing and ancillary works."

Works have been undertaken by the previous owner to implement these consents.

Following the grant and implementation of the Original Permission and the Original LBC, the previous owner went into administration and the buildings have been subject to neglect, vandalism and some unauthorised works. As a result, the condition of the buildings have significantly deteriorated including the collapse of internal walls. In addition, a number of historic features have been removed. Externally the buildings have also deteriorated meaning that they currently distract from the Conservation Area. There is a severe risk that without appropriate interventions the buildings would continue to decline.

The Applicant purchased the two buildings in March 2022 and has undertaken survey and emergency structural works to stabilise the buildings to prevent further deterioration.

The Applicant is committed to the positive redevelopment of the historic buildings but has sought to review the proposed development and would like to make modifications to it.

The proposals are substantively unchanged to those approved in 2018 for use of the buildings as a hotel. The existing rear extension is to be demolished and a new extension erected as per the previous permission – the design, height and massing of which is comparable to that previously approved.

A higher quality hotel is proposed with a more sensitive approach taken to the historic significance of the buildings. As a consequence, a number of changes to the approved scheme are required to provide an enhanced scheme that sensitively restores the buildings, remedies the issues that have arisen since the original consent was approved, and provides an improved hotel offering.

Following the completion of an up to date Heritage Survey, it became apparent that a number of unauthorised works that had been undertaken on the Site.

These works include:

- The removal of all original lath and plaster ceilings and cornices throughout the commercial hotel;
- The removal of all original and later timber skirting throughout the commercial hotel;
- A number of missing areas of architrave, dado rail and picture rail throughout; and
- The removal of original fireplaces and surrounds.

The Applicant is seeking Listed Building Consent under 137547 to reinstate original features and undertake interventions to the buildings to accommodate the hotel. New Listed Building Consent is sought for internal and external works to the Listed Buildings as summarised below:

- Historical Features – Surviving historic features will be utilised to provide templates for the replication and reinstatement throughout. The historic elements to be repaired and re-instated include chimney breasts, tiles, picture rails, skirtings, cornices, ceilings, fire surrounds, internal doors, windows and dado rails on staircase
- Ceilings – The approach to ceilings on the Ground and First Floor areas of building No.125 have been designed in response to an enhanced Acoustic and Fire Warranty performance from that approved as part of the Original LBC. The strategy for the ceiling differs between the principal rooms, guestrooms and restaurant areas:
 - Principal Rooms: The cornice areas will be replaced through replicating surviving sections elsewhere in the building. An Envirograf coating will be applied to achieve a minimum of 60-minutes fire integrity and loadbearing. Two 15mm Soundbloc Gyproc Resilient bars will be installed for fire resistance purposes. Lathe and plaster is to be retained or reinstated where required.
 - Guestrooms and Restaurant: The cornice areas will be replaced through replicating surviving sections elsewhere in the building. Two 15mm Soundbloc Gyproc Resilient bars will be installed for fire resistance purposes.
- Floors – The approach to flooring on the Ground and First Floor areas of building No.125 have been designed in response to an Acoustic and Fire Warranty performance greater than that approved as part of the Original LBC. The strategy for the flooring differs between the principal rooms, guestrooms and restaurant areas:
 - Principal Rooms: 28 Cellecta Screedboard, 18mm OSB, Hushlab 100 Soundabsorber between joints, floor finish will be existing floorboards or heavy carpet.
 - Guestrooms and Restaurant: Mineral wool insulation between joists, 19 mm timber boarding, 19mm Gyproc Plank, Cradle and Batten System Zone with 75 mm cavity and 50mm mineral wool insulation, 19 mm timber boarding and floor finish will be existing floorboards or heavy carpet

- Restaurant: Mineral wool insulation between joists, 19 mm timber boarding, 19mm Gyproc Plank, Cradle and Batten System Zone with 75 mm cavity and 50mm mineral wool insulation, 19 mm timber boarding, 19 mm Gyproc Plank and floor finish will be existing floorboards or heavy carpet.
- Walls – all areas of original and later plasterwork to internal and external walls will be removed and new lime plaster applied with added cork to improve the thermal performance.
- Windows - The existing windows are being replaced with new panelled sash windows, to match the design and details of the last remaining original sash. Secondary glazing will be incorporated internally to provide improved acoustic and thermal performance on the upper floors. The panelling below the windows to the first floor level will be retained, refurbished and repainted. Where acoustic upgrades are applied to the floor treatment in the principal rooms, the panelling will be raised and reinstated to suit. Final details of the windows are to be agreed via Condition.
- Removal of Staircase – As per the Original LBC, the staircases at 123 are to be removed and the historic location of these expressed to appreciate and understand the historic planform.
- Creation of openings to original walls – localised openings are proposed in a number of the rooms and between 123 and 125 to combine the two buildings together. The proposed floor plan has been designed to retain the historic plan form as far as possible.
- Removal and creation of modern stud walls – modern stud walls are proposed to be removed and new stud walls and dry lining are proposed to amend the plan form as necessary to allow for the hotel use. The proposed floor plan has been designed to retain the historic plan form as far as possible.
- Removal and erection of rear extension – The non-original extension, located to the rear of the main building, is proposed to be removed to facilitate the proposed new extension and viable use of the Listed buildings. The extension is of no historic or architectural interest.
- Excavation on basement floors – to provide sufficient head-height. Surviving stone flags to be re-instated.
- M&E – M&E has been designed to be discreetly located throughout the building.
- Heritage Defects – The approach to heritage defect repairs has been established in response to the Heritage Defect Repair Specification.

A Heritage Statement Addendum has been prepared by the applicant. The report includes an assessment of the unauthorised works undertaken to the Grade II Listed buildings and advises on the remediation measures to rectify the works.

A full impact assessment is included which also provides a comparison of the impacts against the impacts identified as part of the Original LBC.

This is a non material amendment application to ensure the works approved under 137547 are reflected under the full planning permission. The changes are considered non material.

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1)
- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

1073-TGA-XX-B1-DR-A-95030- P02, 1073-TGA-XX-00-DR-A-95031-P02, 1073-TGA-XX-00-DR-A-95032-P02, 1073-TGA-XX-00-DR-A-95033-P02, 1073-TGA-XX-00-DR-A-95034-P02, 1073-TGA-XX-00-DR-A-95035-P02, 1073-TGA-XX-RF-DR-A-95036-P02, 1073-TGA-XX-XX-DR-A-95051-P02, 1073-TGA-XX-XX-DR-A-95052-P02, 1073-TGA-XX-B1-DR-A-95070-P02, 1073-TGA-XX-00-DR-A-95071-P02, 1073-TGA-XX-01-DR-A-95072-P02, 1073-TGA-XX-02-DR-A-95073-P02, 1073-TGA-XX-ZZ-DR-A-95040-P02, 1073-TGA-XX-ZZ-DR-A-95041-P02, 1073-TGA-XX-ZZ-DR-A-95042-P02, 1073-TGA-XX-ZZ-DR-A-95043-P02, 1073-TGA-XX-ZZ-DR-A-95044-P02, 1073-TGA-XX-ZZ-DR-A-95045-P02, 1073-TGA-XX-B1-DR-A-95060-P02, 1073-TGA-XX-00-DR-A-95061-P02, 1073-TGA-XX-01-DR-A-95062-P02, 1073-TGA-XX-02-DR-A-95063-P02, 1073-TGA-XX-ZZ-DR-A-95064-P01, 1073-TGA-XX-00-DR-A-95065-P01, 1073-TGA-XX-01-DR-A-95066-P01, 1073-TGA-XX-01-DR-A-95067-P01, 1073-TGA-XX-ZZ-DR-A-95068-P01, 1073-TGA-XX-ZZ-DR-A-95069-P01, 1073-TGA-XX-B1-DR-A-95090-P02, 1073-TGA-XX-00-DR-A-95091-P02, 1073-TGA-XX-01-DR-A-95092-P02, 1073-TGA-XX-02-DR-A-

95093-P02, P1824-NOV-XX-XX-SCH-E-6001- P02, P1824-NOV-XX-00-DR-E-6101-P01, P1824-NOV-XX-01-DR-E-6101-P01, P1824-NOV-XX-02-DR-E-6101-P01, P1824-NOV-XX-03-DR-E-6101-P01, P1824-NOV-XX-04-DR-E-6101-P01, P1824-NOV-XX-B1-DR-E-6101-P01, P1824-NOV-XX-00-DR-E-6201-P02, P1824-NOV-XX-01-DR-E-6201-P02, P1824-NOV-XX-02-DR-E-6201-P02, P1824-NOV-XX-03-DR-E-6201-P02, P1824-NOV-XX-04-DR-E-6201-P02, P1824-NOV-XX-B1-DR-E-6201-P02, P1824-NOV-XX-00-DR-E-6301-P01, P1824-NOV-XX-01-DR-E-6301-P01, P1824-NOV-XX-02-DR-E-6301-P01, P1824-NOV-XX-03-DR-E-6301-P01, P1824-NOV-XX-04-DR-E-6301-P01, P1824-NOV-XX-B1-DR-E-6301-P01, P1824-NOV-XX-00-DR-E-6701-P01, P1824-NOV-XX-01-DR-E-6701-P01, P1824-NOV-XX-02-DR-E-6701-P01, P1824-NOV-XX-03-DR-E-6701-P01, P1824-NOV-XX-04-DR-E-6701-P01, P1824-NOV-XX-B1-DR-E-6701-P01, P1824-NOV-XX-02-DR-M-5001- P01, P1824-NOV-XX-00-DR-M-5201- P02, P1824-NOV-XX-01-DR-M-5201- P02, P1824-NOV-XX-02-DR-M-5201- P01, P1824-NOV-XX-03-DR-M-5201- P01, P1824-NOV-XX-04-DR-M-5201- P01, P1824-NOV-XX-B1-DR-M-5201- P02, P1824-NOV-XX-RF-DR-M-5201- P01, P1824-NOV-XX-00-DR-M-5301- P01, P1824-NOV-XX-01-DR-M-5301- P01, P1824-NOV-XX-02-DR-M-5301- P02, P1824-NOV-XX-03-DR-M-5301- P02, P1824-NOV-XX-04-DR-M-5301- P01, P1824-NOV-XX-B1-DR-M-5301- P01, P1824-NOV-XX-00-DR-M-5601- P01, P1824-NOV-XX-01-DR-M-5601- P01, P1824-NOV-XX-02-DR-M-5601- P02, P1824-NOV-XX-03-DR-M-5601- P02, P1824-NOV-XX-04-DR-M-5601- P01, P1824-NOV-XX-B1-DR-M-5601- P01, P1824-NOV-XX-00-DR-M-5701- P01, P1824-NOV-XX-01-DR-M-5701- P01, P1824-NOV-XX-02-DR-M-5701- P01, P1824-NOV-XX-03-DR-M-5701- P01, P1824-NOV-XX-04-DR-M-5701- P01, P1824-NOV-XX-B1-DR-M-5701- P01, P1824-NOV-XX-RL-DR-M-5701- P03, LRH-REN-XX-ZZ-DR-S-03300- P01, LRH-REN-XX-ZZ-DR-S-03301- P01, LRH-REN-XX-ZZ-DR-S-03302- P01, LRH-REN-XX-XX-DR-S-09100- P01, LRH-REN-XX-01-DR-S-01100- P03, LRH-REN-XX-01-DR-S-01110- P03, LRH-REN-XX-02-DR-S-01120- P03, LRH-REN-XX-03-DR-S-01130- P03 and LRH-REN-XX-04-DR-S-01140- P03 received by the City Council, as Local Planning Authority, on the 14 July 2023

Updated Photographic Record, Schedule of Works, Schedule of Accommodation, Design and Access Statement, Addendum Heritage Statement, Outline Drainage Strategy, Energy and Environmental Standards Statement, Noise Impact Assessment Report, Waste Management Strategy, Ventilation Statement, MEP Stage 3 Report (and relevant plans listed above), Structural Survey Report (and relevant plans listed above), Heritage Defect and Repair Specification and Methodology and Emergency Reinstatement Works Design Statement received by the City Council, as Local Planning Authority, on the 14 July 2023

1073-TGA-XX-ZZ-DR-A-95050 Rev P03, 1073-TGA-XX-ZZ-DR-A-95053 Rev P03 and 1073-TGA-XX-ZZ-DR-A-95105 Rev P03 received by the City Council, as Local Planning Authority, on the 13 October 2023

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.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Appendix 1 – List of consultees & neighbours notified

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Castlefield Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL