Planning

Growth & Development

Delegated officer report for planning application

Application no.	144795/LO/2025 and 144797/FO/2025
Date registered valid:	19 December 2025
Proposal:	Installation of new stepped and lift access to the front of William Kay House together with associated landscaping and boundary treatment Listed Building Consent for the installation of a stepped and platform lift access to the front of William Kay House together with associated landscaping and boundary treatment
Address:	William Kay House, 327- 333 Oxford Road, Manchester, M13 9PG
Ward(s):	Hulme Ward
Applicant:	Mr Daniel Stinton University of Manchester
Agent (if any):	Christopher Myk Halliday Meecham Architects
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 10 February 2026

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other and Listed Building Consent

Date of site visit: 15 January 2026

Standard consultations:
Printed: 2 January 2026 Expired: 23 January 2026

Neighbour notifications
Printed: 2 January 2026 Expired: 23 January 2026

Site notice
Posted: 24 December 2025 Expired: 17 January 2026

Press advert
Published: 13 January 2025 Expired: 3 February 2025

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 building -

This application relates to William Kay House, which is a Grade II listed building located at 327-333 Oxford Road. The building is owned by University of Manchester and was formerly in use as the Athletics Union Office, but currently vacant.

The property was constructed in the 19th Century and is stucco fronted. It comprises two late Georgian terraces as part of a terrace of four town houses fronting onto Oxford Road. The exterior frontage retains architectural features of interest primarily its grand columned entrance porches, windows have however been replaced with top opening casements.

The rear has a simpler brick exterior finish with some original sash windows. An existing non-original modern disabled access ramp is located at the rear which provides access into the building via a modern extension.

The property has been modified internally and extended at the rear but retains original staircases with decorative balustrades, majority original layouts, original skirtings and decorative cornices to main ground floor and first floor rooms.

As usually found in Victorian properties the second floor as plainer decoration and is of lower heritage significance.

This application relates to the original main entrance of one of the previous homes, which on the right when facing the building and to the front garden, which is in need of improvement, with overgrown shrubs and unlevel paving.

Description of the Area -

The site is within the University of Manchester Campus. Educational buildings, bars, takeaways and shops are nearby as is the hospital complex. Oxford Road is a busy bus corridor and gateway route linking South Manchester with the City Centre.

The buildings surrounding the site are a mix of historic and modern buildings of varying materials and are low to moderate height. The highly significant Grade I Listed Church of the Holy Name is adjacent.

The building is within a terrace of similar buildings that are also listed. The property is not located in a Conservation Area.

The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

Application history -

Application referenced 142319/LO/2025 was approved earlier this year and allowed the refurbishment of the ground and first floors and minimal works to the second floor in addition to external repainting.

Application referenced 143502/LO/2025 was approved in October 2025 and allowed the refurbishment of the second floor

Description of development -

Planning permission and listed building consent are sought for:

- The covering of the steps at one of the two original entrances to provide a platform lift and steps.
- The installation of railings around the entrance to the basement and the proposed lift and stair structure.
- The levelling and retention of the existing historic paving.
- The construction of a new historical replica boundary wall in stone with historically deign railings with arrowheads.
- Amended landscaping within the existing soft planting square and replacement of the existing pin kerb.
- The installation of a lift call point and lighting bollard.
- The installation of a handrail to basement access stair.
- The provision of 3no. cycle hoops.
- Cleaning.

Consultations & Notification Responses

Publicity

144797/FO/2025 - The application was advertised in the local press as affecting a conservation area and as affecting a listed building, a site notice was displayed on site. No replies were received.

144795/LO/2025 - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site. No replies were received.

144797/FO/2025 –

Highway Services - Advised that all gating which is accessed from the highway must be ensured to be inwardly opening, in order to prevent obstruction to passing footway users and provided advice on licensing and traffic management requirements.

Environmental Health - Confirmed that they have no comments.

Neighbourhood Team Leader (Arboriculture) - Require the submission of an AIA and AMS due to the presence of trees on site.

MCC Flood Risk Management - Recommend approval with no further condition required.

Greater Manchester Police - Confirmed that they have no concerns

Historic England (Northwest) - Suggest that the City Council seeks the views of our specialist conservation and archaeological advisers.

Greater Manchester Ecology Unit - Confirmed that the proposals are exempt from BNG requirements as less than 25m2 of habitat would be removed and advised that at least one bird box should be provided.

144795/LO/2025 –

Historic England (Northwest) - Suggest that the City Council seeks the views of our specialist conservation and archaeological advisers.

Issues

Local Policy

Places for Everyone -

Policy JP-Strat2 (City Centre)
Policy JP-P 1 (Sustainable Places)
Policy JP-P 2 (Heritage)
Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity)

The Adopted Core Strategy for the City of Manchester -

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy EN15 (Biodiversity and Geological Conservation)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)
Policy CC10 (A place for Everyone)

The Unitary Development Plan for the City of Manchester -

Saved Policy DC19.1 (Listed Buildings)

National Policy

The National Planning Policy Framework (NPPF)

Section 6 (Building a strong, competitive economy)
Section 7 (Ensuring the vitality of town centres)
Section 8 (Promoting Healthy and Safe Communities)
Section 12 (Achieving well-designed places)
Section 15 (Conserving and enhancing the Natural Environment)
Section 16 (Conserving and enhancing the Historic Environment)

Draft National Planning Policy Framework - 16th December 2025

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

National Planning Practice Guidance (NPPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Impacts on the listed building –

The front façade has high significance and forms part of a group of listed terraces fronting Oxford Road that are in similar condition with shared features. The are located adjacent the Grade I Listed church.

The current access to the building is via a number of stone steps to 2 columned entrance porches. The steps at the entrance that is affected are not level and have been coated with a substance. The proposal would extend the landing of this porch and install a platform lift, stone steps, and railings.

The existing steps would be concealed by the new structure but would be retained in situ meaning that the works would be a reversible alteration should the alterations be required to be removed at a future date.

The front garden in front of the entrance, which is within the curtilage of the listed building currently includes some overgrown shrub planting within a square that is surrounded by historic stone flags and is in needed of levelling and improvement. The front boundary with Oxford Road has a very low modern stone plinth that is not in keeping with the quality and age of the building and the historic natural stone flags of the front garden.

The installation of a historically designed front boundary wall with ‘Churchill Alpha’ railings has historic precedent as shown in the 1939 and 1959 historic images. This element would enhance the front boundary and provide screening of the lift structure.

A design is being developed for a new landscaping design that is in keeping with the age and character of the building.

The platform lift and stair structure and associated railings would result in less than substantial harm to the setting of the building by creating clutter on the frontage and concealing original fabric. The lift and would be a bulky mechanical structure off set to one side of the porch impacting on the overall symmetry of the setting of the listed building.

Heritage Impact Conclusion –

The proposals would result in a low level of less than substantial harm which would be offset by the following benefits:

A portion of the less than substantial harm would be offset by the improved accessibility that the building would enjoy.

The construction of a new boundary wall and railing along with an improved landscaping scheme would provide the additional public benefits needed.

The listed building would be used by more people and better maintained.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 212. Of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Overall, the impacts cause a less than substantial harm which addresses the requirements of paragraph 212 and 215 of NPPF and the advice within Section 16 of the NPPF in relation to harm. The above descried public benefits justify this harm.

The proposed works would therefore be consistent with sections 66 and 72 of the Planning Act in relation to preservation and enhancement and comply with Policies EN1, SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policies JP-P1, JP-Strat2 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity

Conditions will require the agreement of all physical samples of materials and finishes and full and final details of the railings.

Details of the planting design will also be required by condition and is required to be suitable for a Georgian front garden.

Biodiversity

The development is exempt from mandatory BNG under the de minimis rule due to the size of the landscaping section of the site.

The proposals will be required to include bird boxes and amended Shub planting and landscaping by condition. Conditions will also require the submission of an Arboricultural Impact Assessment and an Arboricultural Method Statement to protect the trees within and adjacent the site.

These works therefore comply with Policies SP1, and EN15 of the Adopted Core Strategy for the City of Manchester and Policy JP-P1, JP-G9 of Greater Manchester's Places for Everyone Guidance and Section 15 of the NPPF in relation to improved contribution to the natural environment due to the provision of bat and bird boxes.

Disabled Access

Disabled access would be greatly improved by the provision of a lift and fully compliant steps at the main entrance, which is currently inaccessible due to the presence of steps.

These works therefore comply with Policies SP1, DM1 and CC10 of the Adopted Core Strategy for the City of Manchester in relation to the availability of inclusive access into and throughout the building and Section 8 of the NPPF.

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:

144797/FO/2025 – Approve
144795/LO/2025 - 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. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) to be attached to decision for approval 144797/FO/2025

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:

The location plan referenced 5807-HMA-WK-ZZ-DR-A-00001 Rev P02 received by the City Council as local planning authority on 17 December 2025

The following drawings referenced:

5807-HMA-WK-ZZ-DR-A-90410 Rev P06
5807-HMA-WK-ZZ-DR-A-90413 Rev P03
5807-HMA-WK-ZZ-DR-A-00001 Rev P02

received by the City Council as local planning authority on 17 December 2025

5807-HMA-WK-ZZ-DR-A-90403 Rev P04
5807-HMA-WK-ZZ-DR-A-90412 Rev P04
5807-HMA-WK-ZZ-DR-A-90414 Rev P05
5807-HMA-WK-ZZ-DR-A-90415 Rev P06
5807-HMA-WK-ZZ-DR-A-20253 Rev P03

received by the City Council as local planning authority on 5 February 2026

The Heritage, Design and Access statement prepared by Halliday Meecham Architects received by the City Council as local planning authority on 17 December 2025

The email from Halliday Meecham Architects dated 9 February 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Prior to the commencement of the development, an Arboricultural Impact Assessment (AIA) shall be submitted to and approved in writing by the City Council as local planning authority. Any measures or changes to the scheme identified within this to accommodate and protect the existing trees on and adjacent site shall be fully implemented in accordance with the approved details before any equipment, machinery or materials are brought on to the site for the purposes of the development.

Reason - In order avoid damage to trees adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

4) Prior to the commencement of the development, an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the City Council as local planning authority. The measures to protect trees identified within this shall be fully implemented in accordance with the approved details before any equipment, machinery or materials are brought on to the site for the purposes of the development. Protection measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.

Reason - In order avoid damage to trees adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) a) i) Notwithstanding the details submitted with the application, prior to the installation of any new fabric or materials on site the following shall be submitted to and approved in writing by the Local Planning Authority:

- hand sized samples and specifications of all materials to be used in all external works.
- a full sample of the new railings.
- drawings showing jointing and fixing details between all component materials.

b) The approved materials shall then be implemented as part of the development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

6) Prior to the commencement of any works to install the lift, full and final details of the boundary wall and all railings (including scale drawings at 1:5 and 1:50) and a manufacturers specification shall be submitted to and approved in writing by the City Council as local planning authority. The works shall then be implemented fully and only in accordance with the approved details and shall be completed prior to platform lift coming into first use.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, EN3, CC9 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

7) Prior to the first use of the altered entrance hereby approved a lift maintenance plan shall be submitted to and approved in writing by the City Council as local planning authority. The approved plan shall be implemented prior to the first use of the lift hereby approved and shall be complied with for the duration of the use of the building.

Reason: To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policies SP1, DM1 and CC10 and saved Unitary Development Plan policy DC10.

8) Prior to the first use of the altered entrance hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the amended entrance hereby approved and shall thereafter be retained and maintained in situ.

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

9) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

10) (a) Notwithstanding drawings 5807-HMA-WK-ZZ-DR-A-90403 Rev P04 received by the City Council as Local Planning Authority on 5 February 2026, within 6 months of the completion of the development hereby approved, details of hard and soft landscaping treatments (including appropriate samples of materials) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented within 6 months of the completion of the development hereby approved

(c) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

11) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the 5807-HMA-WK-ZZ-DR-A-90403 Rev P04 received by the City Council as local planning authority on 5 February 2026; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

12) The access measures for disabled people to gain access into the premises as shown on the drawing referenced 5807-HMA-WK-ZZ-DR-A-90403 Rev P04 and 243337-PUR-ZZ-B1-DR-A-2100 Rev C03 and 5807-HMA-WK-ZZ-DR-A-90410 Rev P06 shall be fully implemented before the completion of the development hereby approved and shall be maintained for the duration of the use of the building.

Reason: To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policies SP1, DM1 and CC10 and saved Unitary Development Plan policy DC10.

13) No gates shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

Condition(s) to be attached to decision for approval 144795/LO/2025

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:

The location plan referenced 5807-HMA-WK-ZZ-DR-A-00001 Rev P02 received by the City Council as local planning authority on 17 December 2025

The following drawings referenced:

5807-HMA-WK-ZZ-DR-A-90410 Rev P06
5807-HMA-WK-ZZ-DR-A-90413 Rev P03
5807-HMA-WK-ZZ-DR-A-00001 Rev P02

received by the City Council as local planning authority on 17 December 2025

5807-HMA-WK-ZZ-DR-A-90403 Rev P04
5807-HMA-WK-ZZ-DR-A-90412 Rev P04
5807-HMA-WK-ZZ-DR-A-90414 Rev P05
5807-HMA-WK-ZZ-DR-A-90415 Rev P06
5807-HMA-WK-ZZ-DR-A-20253 Rev P03

received by the City Council as local planning authority on 17 December 2025

The Heritage, Design and Access statement prepared by Halliday Meecham Architects received by the City Council as local planning authority on 17 December 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) a) Prior to the commencement of development methods statements for the protection of the existing steps, entrance and the surrounding fabric and paving shall be submitted to and approved in writing by the City Council as local planning authority. The approved protection measures shall be in place prior to the commencement of the works hereby approved and shall remain in place for the duration of the works to install the lift and the landscaping and boundary treatment.

b) Should any fabric be damaged during the works, a method of repairs shall be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the entrance hereby approved.

c) The repairs shall be completed within 3 months of the first use of the entrance.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of development methods statements for the installation of the lift, steps and railing, including fixing details shall be submitted to and approved in writing by the City Council as local planning authority. The approved works shall be carried out only in accordance with the approved method for the duration of the works hereby approved.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) a) The lift and non-historic steps hereby approved shall be removed from the building within two months of no longer being required.

b) Two months prior to the expiration of the period outlined in (a), a method statement for the removal of these items and the making good of the building fabric shall be submitted to and approved in writing by the City Council as local planning authority.

c) The removal and making good works within the statement outlined in (b) shall be implemented within two months of approval.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Historic England (North West)
Greater Manchester Ecology Unit

University Of Manchester Student Union, Steve Biko Building, Oxford Road, Manchester, M13 9PR
327 Oxford Road, Manchester, M13 9PG
333 Oxford Road, Manchester, M13 9PG
Vaughan House, Portsmouth Street, Manchester, M13 9GB
325 Oxford Road, Manchester, M13 9PG
Flat 1, St Pauls House, 337 Oxford Road, Manchester, M13 9PG
323 Oxford Road, Manchester, M13 9PS
2 Portsmouth Street, Manchester, M13 9GB
Telephonica O2 Site No 12485, Communication Station On Roof Of, Steve Biko Building, Oxford Road, Manchester, M13 9PR

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 (Middle) -
Area Team Boundary - Name: CENTRAL