

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143916/LO/2025

Date registered valid: 5 September 2025

Proposal: Listed Building Consent internal refurbishment and reconfiguration with associated external alterations.

Address: Eddie Newcomb Building, Burlington Street, Manchester, M13 9PP

Ward(s): Hulme Ward

Applicant: Estates Design Services Group University of Manchester

Agent (if any): Mr Mark Clifford Paul Butler Associates Ltd

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 December 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 15 October 2025

Standard consultations:

Printed: 15 September 2025 Expired: 6 October 2025

Neighbour notifications

Printed: 15 September 2025 Expired: 6 October 2025

Site notice

Posted: 15 September 2025 Expired: 6 October 2025

Press advert

Published: 23 September 2025 Expired: 14 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Listed

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of building

The building is part of a group of Grade II Listed buildings covered by one listing known as the 'Manchester University Laboratories'. It is currently known as the Eddie Newcombe building and is located on Burlington Street. The other former laboratories noted within this listing are the Schorlemmer Laboratory (1895), the Polygonal Laboratory (1904) and the John Morley laboratories (1909). The building also adjoins 'The Burlington Rooms', which is a separate Grade II listed building. The building is two storeys above ground and has a basement and is currently used as a university building.

It was designed in the Gothic Revival style by Alfred Waterhouse. It has stone dressings and red tile rooves. The building has six bays fronting Burlington Street which are separated by buttresses. There is a tall, square tower set back at the east end and a tall industrial square tower with detailing set back at the west end.

The building is constructed of pale buff brick that is in keeping with the colour of stone of the main quadrangle and is similar in design to the buildings within the quadrangle, including the John Owens Building (1873) and the Schorlemmer Laboratory (1895) which were also designed by Alfred Waterhouse.

There is a lightwell in front of the building with a stone wall topped with railings.

Internally the building is in need of some maintenance. The lower ground floor is a mixture of plant and office spaces accessed off a main corridor with a modern fit out and modern paint colours and the majority of spaces have few visible historic features. Some rooms to Burlington Street have the exposed arch ceiling construction and brick walls.

Lower Ground Mezzanine is largely in use as offices with historic features including patterned tiles and terrazzo flooring which can be seen along the corridor. There are several door types, both four and six panelled timber historic doors and modern glazed doors, although the majority of existing doors are modern timber fire doors.

The two parallel former science labs are separated by a single wall pierced by large, segmental arched openings. Both have arched braced timber trusses rising from corbels supporting the timber-lined roofs. The southern lab has roof lights to its north slope. The northern lab has roof lights to both slopes. Each lab also has an angled observation post with a window set high up in the inner corner on the east side. Both of rooms contain many original features and are largely retained open.

Description of area

The building is not within a conservation area. It is within the University Campus and away from the edges and is adjoined to the Quadrangle. Opposite the site is The University Arts building, some formal greenspace and a modern building. The main university library is also within view. Surrounding buildings are all in education use.

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

Description of development

Listed Building Consent is sought for the following works:

- The rehanging of an external door to change it to an outward opening door to comply with the University fire strategy and increase capacity levels.
- Relocation of existing historic timber panelled door (Room B.003) from the lower ground floor common area adjacent the stair to an office corridor. The replacement of this door and the modern door to Rooms B.002 with fire strategy compliant timber panelled doors.
- Replacement of non-compliant modern fire doors with compliant fire doors.
- The removal of defective plaster affected by damp and damage and repair in a 'like for like' plaster.
- The removal of suspended ceilings in rooms B.003, B.004, B.006 and Corridor 9 on the lower ground floor.
- The removal of modern partitions from rooms B.004, B.006 and G001
- The installation of a fire lobby in room G.001 and in corridors C7 and C8.
- The removal of a modern screen within room G.002
- The creation of two new meeting rooms in room B.003

- Changes to the M&E layout.
- The installation of dado trunking in room G.003
- General redecoration.
- Installation of new lighting in room G.001.
- Installation of a partition to form a refuge within room G.001

The only external change is the rehang of the door which would not affect the external appearance of the building unless in the open position. There are no other external works proposed.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting the setting of a listed building and affecting the setting of a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - No responses have been received.

Issues

Local Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-Strat2 (City Centre)
Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings)

National Policy

National Planning Policy Framework (NPPF)

- Chapter 6 - Building a strong, competitive economy
- Chapter 7 - Ensuring the vitality of town centres

- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

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

Issues

Principle of Development

The removal of non-original fabric and the upgrade of the fire safety measures is acceptable in principle given the benefits in the protection of the building from fire and the exposure of original fabric.

Layout, Scale and Appearance, including the impact on the affected Heritage Assets

The rehangng of the external door

As advised above the appearance of the building would only change when the door is in the open position and this would be a minor change that is required to meet fire safety standards.

Works to doors

The replacement of modern fire doors with contemporary fire doors is considered to have a neutral impact.

The relocation of existing historic timber panelled door and replacement a with fire strategy complaint timber panelled door causes harm, but this harm is reduced as it would be reused.

The replacement of the adjacent modern fire door with a timber panelled door is beneficial as it would restore the original appearance. The current modern door looks out of context with it's surroundings.

Works to Plaster

The removal and repair of plaster and like for like replacement is positive as it would remove damaged plaster and repair the fabric of the building.

Removal of suspended ceilings and modern partitions

The removal of suspended ceilings allows the original floor to ceiling heights of the rooms included to be restored. It also reveals the original fabric of the ceiling and floors that were concealed.

The removal of modern partitions and screens restores the rooms affected to their original volume and original open plan character.

Installation of Fire Lobbies and partitions

The installation of partitions would affect the original volume and character of the rooms and corridors where these works are proposed and would therefore cause harm due to this.

Changes to the M&E layout.

The proposed M&E installation would largely follow existing service route in existing cable trays or behind suspended ceilings. Some minimal intervention into historic fabric is proposed in widening existing builder's work openings. Given this the works are minimal but will still cause harm.

The installation of dado trunking in room G.003

There is only one room in the building where this is proposed. The equipment requirements for the room include a series of units along the walls which would mean skirting or floor boxes aren't feasible due to the number of points. These are required in this room as it is a media lab. Using individual conduits to each outlet is considered to appear more cluttered and the applicant has advised that the trunking wouldn't be plastic.

General redecoration.

It is intended to repaint areas of the building that currently contain incongruous colours with more neutral and suitable colours. A paint survey will be required to be done within the original laboratories where a shame will be required to be worked up. A condition will require this information.

Installation of new lighting

The existing lighting is non-original and the replacement of it with other similar sized modern lighting has a neutral impact.

Assessment

Some elements of the proposals described above would cause less than substantial harm comprising the relocation of the historic door, the works to M&E, the installation of partitions to form meeting rooms and fire lobbies and the installation of dado trunking. There are also beneficial works including the repair of plaster, the reinstatement of a heritage style door, the removal of suspended ceilings and partitions and the redecoration.

Overall, the proposals are considered to cause less than substantial harm, but due to the public benefits of:

- The improved compliance with the fire strategy that affects the safety of those using the building.
- The improved security of the building itself.
- The ICT updates that allow the continued and increased use of this historic listed building for the education of the student at the university.

The proposals comply with paragraph 215 of the NPPF.

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.

These works are also consistent with paragraph 212 of the NPPF in that they would conserve the asset by implementing these works and improve the significance of some areas of the building through the beneficial elements of the proposals.

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

The proposed works would therefore also 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.

Conclusion

As described above the works comply with all above policies and should therefore approved.

There have been no objections to the application.

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. In this instance this has included ongoing advice about the information required to be submitted to support the application, the amendments required, and the conditions needed to allow the recommendation of approval.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

The location plan referenced 1808-FA-EN-XX-DR-A-01-101 Rev P02 received by the City Council as local planning authority on 5 September 2025

0406325-HLE-EN-ZZ-DR-E-703001 Rev T01
0406325-HLE-EN-ZZ-DR-E-708001 Rev T01
0406325-HLE-EN-ZZ-DR-E-750001 Rev T01
0406325-HLE-EN-ZZ-DR-E-755001 Rev T01
0406325-HLE-EN-ZZ-DR-M-604001 Rev T01
0406325-HLE-EN-ZZ-DR-M-654001 Rev T01
0406325-HLE-EN-ZZ-DR-P-503001 Rev T01
0406325-HLE-EN-ZZ-DR-P-557001 Rev T01
7808-FA-EN-00-DR-A-11700 Rev P04
7808-FA-EN-00-DR-A-11800 Rev P04
7808-FA-EN-00-DR-A-19100 Rev P06
7808-FA-EN-00-DR-A-23200 Rev P04
7808-FA-EN-00-DR-A-33300 Rev P03
7808-FA-EN-01-DR-A-11501 Rev P03
7808-FA-EN-XX-DR-A-12101 Rev P04
7808-FA-EN-ZZ-DR-A-23205 Rev P02
7808-FA-EN-ZZ-DR-A-23206 Rev P02
7808-FA-EN-ZZ-DR-A-23400 Rev P02
7808-FA-EN-00-DR-A-01100 Rev P04

received by the City Council as local planning authority on 5 September 2025

7808-FA-EN-ZZ-SR-A-41100 Rev P05

received by the City Council as local planning authority on 14 October 2025

6 Panel Door Details

7808-FA-EN-00-DR-A-11100 Rev P05
7808-FA-EN-00-DR-A-11300 Rev P05
7808-FA-EN-00-DR-A-11500 Rev P05
7808-FA-EN-00-DR-A-11701 Rev P05
7808-FA-EN-00-DR-A-14102 Rev P06
7808-FA-EN-00-DR-A-23100 Rev P06
7808-FA-EN-00-DR-A-31100 Rev P05
7808-FA-EN-00-DR-A-32100 Rev P05
7808-FA-EN-00-DR-A-34101 Rev P04
7808-FA-EN-00-DR-A-34106 Rev P04
7808-FA-EN-ZZ-SR-A-41101 Rev P05

received by the City Council as local planning authority on 10 November 2025

0406325-HLE-EN-ZZ-DR-E-700001 Rev T02

received by the City Council as local planning authority on 10 December 2025

Design and Access Statement prepared by Fairhursts: received by the City Council as local planning authority on 5 September 2025

Part A Preliminaries prepared by Hoare LEA (H.) received by the City Council as local planning authority on 5 September 2025

Part B - Project Details and System Specifications Rev T01 Hoare LEA (H.) received by the City Council as local planning authority on 5 September 2025 received by the City Council as local planning authority on 5 September 2025

The electric storage water heaters, radiator, extract grilles, heat recovery ventilation units and supply diffusers schedule sheets prepared by Hoare LEA (H.) received by the City Council as local planning authority on 5 September 2025

The distribution boards schedule sheets received by the City Council as local planning authority on 10 December 2025

Heritage Statement prepared by Paul Butler Associates received by the City Council as local planning authority on 5 September 2025

Photo Survey and Method Statement prepared by Fairhursts: received by the City Council as local planning authority on 5 September 2025

MEP Engineering Luminaire Schedule prepared by Hoare LEA (H.) received by the City Council as local planning authority on 5 September 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) Full and final details of the works to remove ceilings following the removal of existing suspended ceilings, including a review and plan for the rationalisation of the existing services, and full details of any repairs and final treatment for the equipment and the ceiling fabric shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to ceilings. The works to ceilings shall then be fully implemented only in accordance with the approved details and completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Full and final details of the detailed design of the panelled doors to be installed in door openings to rooms B.002 and B.003, including sections through the frame and mouldings shall

be submitted to and approved in writing by the City Council as local planning authority prior to the removal of the existing door from room B.003. The approved doors shall then be installed only in accordance with the approved details prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Full and final details of the works to the existing panelled door to be relocated from room B.003 to room B.009, in order for it to fit the opening (relocation detailed within the Lower Ground Floor Door Schedule and shown on the drawing referenced 7808-FA-EN-00-DR-A-11100 Rev P09) shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the door in its new location. The door shall then be relocated only in accordance with the approved details and shall be in place prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Full and final details of the works to existing plaster including plaster removal method specifications and product details of the new plaster shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of any plaster at the building. The works to plaster shall then be completed only in accordance with the approved details prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC19.1 of the Unitary Development Plan for the City of Manchester.

7) a) A paint analysis of the existing paintwork within the former laboratories, including samples shall be submitted to and approved in writing by the City Council as local planning authority prior to the development of any redecoration works to any part of the premises.

b) Full and final details of the internal finishes and fittings informed by the above (a), including internal elevations, floor plans and reflected ceiling plans of new interior fittings and finishes including paint colours and specification shall be submitted to and approved in writing by the City Council as local planning authority prior to any redecoration works to any part of the premises.

c) The approved redecoration shall be implemented only in accordance with the approved information, and the repainting shall be completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Full and final details of the number, locations, product and fixing details of the acoustic panel to be installed shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any acoustic panels at the building. The panels shall then be installed only in accordance with the approved details prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Full details of the materials the dado trunking with room G.003 and of the conduits elsewhere (locations shown on drawing referenced 0406325-HLE-EN-ZZ-DR-E-700001 Rev T02) shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any acoustic panels at the building. These items shall then be installed only in the approved materials prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Full and final details of any manifestation to meeting room and door glazing shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to install this treatment. The works shall then be fully implemented only in accordance with the approved details, and the installation of manifestation shall be limited to the amount approved for the duration of the use.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

University Of Manchester, John Owens Building, Oxford Road, Manchester, M13 9PL

University Of Manchester, Christie Building, Oxford Road, Manchester, M13 9NR

University Of Manchester, Beyer Building, Dover Street, Manchester, M13 9PL

University Of Manchester, Whitworth Hall, Oxford Road, Manchester, M13 9PL

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL