

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144158/LO/2025
Date registered valid: 11 December 2025
Proposal: Listed Building Consent for internal and external alterations.
Address: Grosvenor West - Grosvenor Building, Manchester Metropolitan University, Cavendish Street, Manchester, M15 6BG
Ward(s): Hulme Ward

Applicant: Manchester Metropolitan University
Agent (if any): Mr Tom Young, Deloitte LLP
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 03 February 2026

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 15 January 2026

Standard consultations:

Printed: 17 December 2025 Expired: 10 January 2026

Neighbour notifications

Printed: 18 December 2025 Expired: 11 January 2026

Site notice

Posted: 19 December 2025 Expired: 12 January 2026

Press advert

Published: 23 December 2025 Expired: 16 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The Grosvenor Building makes up part of Manchester Metropolitan University's All Saints campus, located within the Oxford Road Corridor in Manchester City Centre. The university has around 30,000 students.

The Grosvenor building was Grade II Listed in October 1974. The listing details the external appearance of the building including the bays, arches and tablets that give the building its recognisable form.

The building is bounded by Cavendish Street to the north, Higher Ormond Street to the west, the Chatham Building to the south, and the Arts and Humanities Building (including the Grade II Listed façade of the Former Town Hall; Listing ID 1283062).

The building fronts All Saints Park, which creates an important pedestrian link from Oxford Road through into the University. The park also has significant historical ties, as the area was historically a Burial Ground. It is estimated that there are over 16,000 human remains under the park.

The Site is within the Hulme ward boundary and does not lie within a Conservation Area.

The Grosvenor Building is owned by Manchester Metropolitan University and is used for the School of Art. It contains workshops and studio spaces for teaching and working spaces for both academic staff and students. The building comprises of gallery areas, studio and workshop

spaces, teaching space, office, circulation, plant and ancillary spaces. The Holden Gallery is situated at the centre of the existing building and has remained an exhibition space since its initial purpose as the Textile Court and retains many of its original features.

Description of Development

The proposal seeks Listed Building Consent for internal and external alterations.

Related Applications

144741/FO/2025 - Installation of external lighting and 2no. louvre panels to the south elevation.
To be approved in tandem with this application.

131812/LO/2021 - LISTED BUILDING CONSENT for the full refurbishment of the Grade II Listed Grosvenor Building including internal and external alterations, refurbishment of existing windows, roof and facade, internal aesthetic works, installation of 1no Passenger lift and 1no Platform Lift, and the complete refurbishment/replacement of all MEP services.
Approved December 2021.

131811/FO/2021 - Planning permission for insertion of safe access equipment systems to the roof of the Grosvenor Building, including steel access ladders and fall arrest systems, and replacement of fire exit door with window.
Approved December 2021.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

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

The **Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th of July 2012:

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

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC19 - Listed Buildings

National Planning Policy Framework (NPPF) (2024)

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

Draft National Planning Policy Framework (NPPF) (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.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the historic character and fabric of the listed building itself and to establish whether the public benefits, including heritage benefits, of the proposal will outweigh any harm to the significance of the heritage asset.

Principle of Development

The south elevation does not currently have any lighting needed to illuminate the pedestrian walkway. Previous external lighting to the rear elevation was removed during the main refurbishment works a number of years ago (the lights can last be seen on Google Street View in 2022) and Manchester Metropolitan University (MMU) has received complaints about low light levels in this area. As a result, the University are looking to provide building mounted lighting fixed to the Grosvenor West South elevation and soffit of the Grosvenor Bridge Link to facilitate the safe use of the space.

The principle of re-instating lighting to this elevation of the building is considered to be acceptable.

The existing UPS (Uninterruptible Power Supply) room facilitates the evacuation lift that was approved in the 2021 consents on this building. The lift allowed for better accessibility throughout the building and was required particularly for evacuation in the building, as the only

other lift access previously was in the modern section of the building (Grosvenor East) and the distances to reach the lift from the far end of the Grosvenor West were insufficient in the event of an evacuation.

Since the installation of the lift, there have been issues with the UPS room, which does not have any ventilation. Safety advice from the battery and UPS manufacturers provides that a minimum level of ventilation is required due to gasses released from the batteries and due to overheating.

To solve the ventilation issue, the proposal is to install new transfer ducts from the existing UPS room to new air transfer grilles within existing internal fire rated lining. In addition, MMU is proposing to remove two glass panes and install new powder coated intake and extract louvres in lieu to provide the required ventilation for the evacuation lift UPS unit.

The options to provide extraction for the UPS room are limited. Neither the UPS room or the lift can be moved, they are fixed in place, and so the location of the ventilation solution must be adjacent to the existing UPS room.

Because of this, the principle of requiring louvres to provide extraction for the UPS room, which facilitates the evacuation lift, is accepted.

The stonework on the Cavendish Street elevation is currently suffering from cracking defects. The defects relate to the northern elevation and in particular the western gabled wing where cracking and separation between the arch of the wall behind. The cause of the outward movement of the arch of the west gable is most probably due to insufficient tying between the outer stone leaf and the inner leaf of the wall. It is anticipated that this movement will continue, albeit slowly, unless measures are taken to arrest this movement.

The principle of these works is accepted.

The MDF wall lining to the Holden Gallery, Side Gallery and Grosvenor Gallery Exhibition Walls has been proposed due to ongoing difficulties at being able to install art works due to poor fixings into the existing walls. The building operates as an Art School and the galleries require artwork to be displayed on them. A better solution is required than the existing and so the principle of these works is acceptable.

All works must now be judged against the impact on heritage.

Assessment of significance

The building has significant heritage and architectural interest as the second oldest School of Art in Britain. It derives its significance from the buff sandstone main façade that faces on to All Saints Park and its red brick and terracotta elevations at the rear.

Internally, terracotta columns and a glazed roof lantern in the Holden Gallery are considered to contribute to the significance of the building.

Impact on heritage asset

External lighting

The external lighting to the rear is required to replace previous wall mounted lighting. In terms of siting along the elevation and the height at which the lights are situated, the lights will be located in positions where lights were previously in place, therefore reusing previously penetrations and fixing through the mortar.

The specification of lights outlined on the 'External Lighting Layout' drawings are considered to be proportional in terms of size and slender in design and are not considered have a significant negative impact upon heritage. They will be less visually impactful than the lights that were previously in place.



Lighting in place on South Elevation (Google Street View - Jun 2022)

There will be a very low level of less than substantial harm caused by these works.

Stabilising movement and cracking to gables

The works are required to maintain integrity of the external gables onto Cavendish Street which have cracking defects and an outward lean.

The supporting structural report by Curtins proposes several remediation measures to stabilise the movement and includes:

- Helix anchors to be installed through stone arches to limit arch leaf separation. There will be some harm from drilling through the arch but will be concealed with stone infill and not visible from the exterior. The work is considered to be proportionate to secure the structure.
- It is proposed to install metallic ties downwards from the gable coping through crack zone in stone. This element will be visually concealed and harm would be low.
- Tying of gable ends are required to roof purlins to stabilise movement. This will require angle brackets to be fixed to internal brickwork in gable wall and roof purlins. There would be some harm from bracket fixings but is negligible and offset by the need to make sure the building is safe and stabilised.

The methodologies proposed have been fully reviewed by the City Council and are supported as they are considered to be proportionate to stabilise the gable structures.

A condition has been added to ensure that any infilling will match the existing stonework.

There will be a low level of less than substantial harm caused by these works.

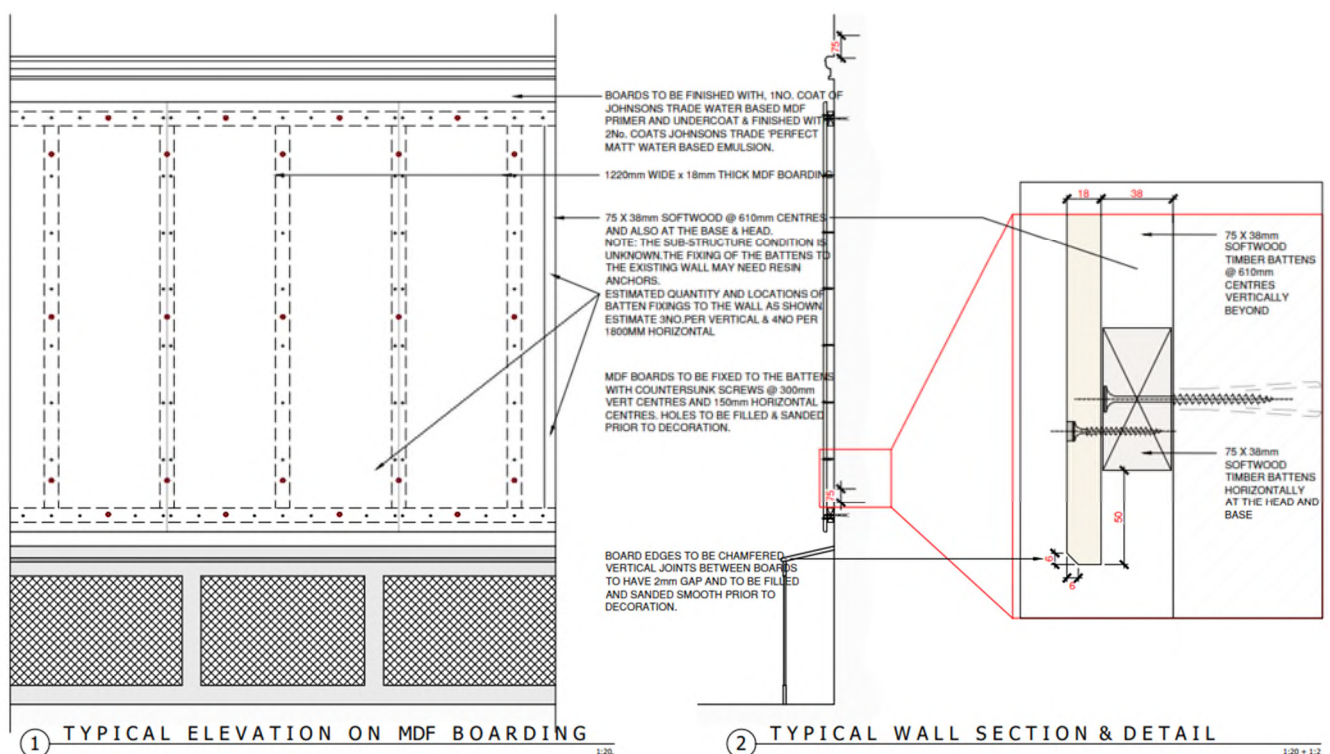
Holden Gallery, Side Gallery and Grosvenor Gallery Exhibition Walls

The proposed works involves providing fixed battens over the existing wall coverings at noted centres and regular fixings to provide a removable rigid frame whereby a sacrificial wall lining can be applied and replaced without further interference with the existing wall.

The head and base detail allows for a considered response to the elements of heritage significance, namely the terracotta picture rail at the head and timber encasement and grilles to the heating pipes at the base. These historically significant elements will still be visible, only the existing hessian/T&G finished walls will be impacted.

Following inspection on site, the hessian/tongue and groove boarding finished walls with a painted top layer are not original to the main gallery space. These are the only elements that will be obscured and impacted directly by the installation of MDF walls.

The boards are proposed to be painted white to allow for 'artwork' to be presented. The detail aims to promote and retain the primary features of the 'picture rail', 'heating encasement' and 'artwork'.



Proposed MDF wall lining details

At present, artworks are being attached directly into the existing hessian/tongue and groove (T&G) finished walls. These are not the most suitable for displaying art and the constant rotation of different art size installations on display means that the same fixing points into the walls cannot always be used. There resulting in various fixing points and penetrations being made into the existing hessian/T&G finished walls.

The proposal will result in a long-term solution that will provide the University with the display solutions they require for the galleries and will also result in a better appearance for these heritage significant spaces in the gallery. Instead of having fixings into the existing hessian/T&G finished walls and having to repair these, the removable MDF walls will provide a better long-term solution.

Even though the harm to significance from fixing individual timber battens to the lining would thereby be small and reversible, the number of penetrations across the spaces does raise some concerns.

A lime repair specification and methodology has been attached as a condition to this recommendation for approval. An agreed upon lime repair specification and methodology would mitigate the harm caused.

There will be a medium level of less than substantial harm caused as a result of these works.

Louvres

Whilst the installation of louvres on the external façade of a listed building should be avoided where possible, the limitations of where the UPS room is located means that there is a limited area to where a ventilation solution could be provided.

The works would result in some harm to heritage significance as well as impact on the appearance of the window, but this has been mitigated by ensuring the framing and window style would be retained. The louvres are a reversible alteration and the glazing itself that will be replaced is not original.



Proposed louvre installation

The proposed louvres will feed directly into the UPS room. The option to have glazed louvres here would not result in a good appearance, as all of the mechanical equipment in the UPS room would be readily visible through the glass louvre.

The affected window will sit adjacent to the link bridge which connects Grosvenor West to Chatham Building. The presence of the link bridge means that this particular window, and therefore the louvres that will be in place in the window, will be screened by the link bridge when approaching from the east (Oxford Road, Grosvenor East Building, or Geoffrey Manton Building).

Whilst it will be visible when approaching from the west (Higher Ormond Street, Boundary Street West, or Chatham Building), it will take up a small section of the window, and if the specification of the louvre is correct, may not appear as a significantly incongruous feature within the window, if the colour, framing, and window style are retained.

This elevation is also considered to be the less prominent elevation of the building, as opposed to the north elevation, which faces out on to All Saints Park.

It was therefore proposed to have a RAL 6012 (Dark Green) louvres, that would match the window colour frame, which will somewhat mitigate the visual amenity impact.

The City Council believes that a more decorative louvre solution is required. Whilst it would be ideal to have this design included in the application, it has been determined following consultation with the applicant that a condition has been attached to ensure that the full and final details of the louvres, including the manufacturers specification, and a sample if necessary, are submitted to the City Council before the installation of the louvres.

Whilst the inclusion of any louvres on a heritage asset is not ideal, a decorative louvre solution would result in some mitigation to the harm caused to the listed building, in comparison to a more standard louvre design. Although it will still introduce some harm, there will be a low level of less than substantial harm caused by these works.

Other Minor Works

The proposal also will involve UPS acoustic lining to the inside of the UPS storeroom. This area has no historic significance and has entirely modern finish to the walls already.



UPS room

Also proposed are the replacement of a modern cleaners sink in an entirely modern fitout area. This will be replaced by a stainless steel sink, an identical one of which has already been installed elsewhere in Grosvenor Building previously.



Existing sinks

There will be no less than substantial harm caused by either of these two works.

Public Benefits

Paragraph 215 of the NPPF (2024) requires any less than substantial harm identified by proposals to be outweighed by public benefits.

External lighting

Whilst there will be a very low level of less than substantial harm caused by the installation of the lighting, the harm is considered to be negligible and offset by the public benefits of providing a safe well-lit external environment for pedestrians.

Stabilising movement and cracking to gables

Whilst there will be a low level of less than substantial harm caused by these works, the works will stabilise the gable structures, which is currently suffering from cracking defects.

Given the significance of this elevation architecturally to the building, and given the anticipation that the cracking defects situation will worsen without being addressed, it is considered that these works will provided a significant public benefit by ensuring public safety from the building

condition worsening, as well as ensuring that the listed building is preserved in the long term for appreciation by the public.

Holden Gallery, Side Gallery and Grosvenor Gallery Exhibition Walls

Whilst there will be a medium of less than substantial harm caused by these works, long term, the proposal will reduce the level of less than substantial harm caused to the existing hessian and tongue and groove finished walls that is currently taking place due to the display of the art work.

The proposals will allow the original historic use of the building as an art college and as an art gallery to continue. Ensuring the long-term occupation of these spaces is considered to be a public benefit and having the building continue to operate as its historic use is considered to allow the listed building to be better appreciated in a historical context by the public.

Louvres

Whilst there will be a low level of less than substantial harm caused by the installation of the louvres, the public benefits of providing ventilation for the UPS plant room, which services the evacuation lift, to prevent overheating of the UPS plant and ensure compliance with the relevant regulations, is considered to be outweigh any harm caused, as ensuring that the evacuation lift is in working order in the case of an evacuation means that those with accessibility requirements can be safely evacuated from the premises.

Conclusion

Whilst there will be less than substantial harm caused as a result of the works, these are considered to be outweighed by the public benefits outlined in the section above.

The mitigation in harm resulting from a decorative louvre design, as opposed to a standard louvre, is considered to reduce the harm enough so that the public benefits of this element of the scheme outweigh the harm caused.

The proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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

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 be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 01 October 2025:

- Site Location Plan 3434-CAA-XX-00-DR-A-1001 P01
- Proposed Internal Alterations Works 13434-CAA-XX-00-DR-A-2001 P2
- Proposed Gallery Wall Elevations 13434-CAA-XX-00-DR-A-3001 P1
- Proposed External Lighting Layout 250813-CPW-XX-ZZ-DT-E-800005 P04
- Proposed Helifix Front Elevation Stone Repair Specification 073425-CUR-XX-XX-SH-S-60002-C01
- Design and Access Statement

Received by Manchester City Council as the Local Planning Authority on 23 October 2025:

- Proposed New Ventilation Louvres Installed Within Existing Window 1002B-CAA-XX-ZZ-DR-A-017180 P2
- Proposed External Lighting Elevation Layout 250813-CPW-XX-ZZ-DT-E-800006 P01

Received by Manchester City Council as the Local Planning Authority on 11 December 2025:

- Grosvenor West Front Stone Elevation Observations and Recommended Interventions 073425-CUR-ZZ-ZZ-RP-S-000090 P02 by Curtins

Received by Manchester City Council as the Local Planning Authority on 28 January 2026:

- Proposed MDF Wall Lining Details 13434-CAA-XX-00-DR-A-4000 P02
- Lime Plastering Report Grosvenor Building MMU
- Thorn Cesar Amp Wall Specification

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 and saved policy DC19.

3) Notwithstanding the details as set out in condition 2 above, prior to the installation of extract louvres on the South Elevation of the building, the full and final details of the louvres, including the manufacturers specification, and a sample of the louvres design, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority. For the avoidance of doubt, these louvres should present a decorative solution.

The approved details shall then be implemented as a part of the development.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above, prior to the installation of the MDF Wall Linings, in addition to the 'Lime Plastering Report Grosvenor Building MMU', received by the City Council as the Local Planning Authority on 28 January 2026, a lime repair specification and a full methodology for the repairs to be undertaken should the MDF wall linings be removed in future, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented should the MDF wall linings ever be removed in the future.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details as set out in condition 2 above, prior to the installation of the Helifix wall ties on the building, a sample finish from any infilling associated with the helifix tie penetrations into the stonework, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as a part of the development.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are 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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Righton Building, Cavendish Street, Manchester, M15 6BG
 Flat 6, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Cavendish Hall Of Residence, Cavendish Street, Manchester, M15 6BG
 Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Manchester Metropolitan University Humanities Building, Rosamond Street West, Manchester, M15 6LL
 Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 1 Boundary Street West, Manchester, M15 6LS
 Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 7, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Ormond Building, Lower Ormond Street, Manchester, M15 6HX
 Flat 9, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Manchester Metropolitan University, Arts And Humanities Building, Cavendish Street, Manchester, M15 6BG
 Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
 Flat 8, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

Appendix 2 – Planning constraints

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