

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144330/LO/2025

Date registered valid: 22 October 2025

Proposal: Listed Building Consent for internal works associated with asbestos removal.

Address: 2 Portsmouth Street, Manchester, M13 9GB

Ward(s): Hulme Ward

Applicant: University Of Manchester

Agent (if any): Mr Edward Lee, Lanpro Services

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 February 2026

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 31 October 2025

Standard consultations:

Printed: 28 October 2025 Expired: 18 November 2025

Neighbour notifications

Printed: 28 October 2025 Expired: 18 November 2025

Site notice

Posted: 31 October 2025 Expired: 21 November 2025

Press advert

Published: 4 November 2025 Expired: 25 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The Jabez Clegg building is situated within a tightly defined urban block. It is bounded to the north by Dover Street, to the east by Portsmouth Street, and to the west by Brighton Place. To the south, it directly abuts the Grade II listed Holy Name Presbytery.

The Jabez Clegg building, which carries the date 1892 in its brickwork, was originally constructed as the church hall for the with the Grade I listed Church of the Holy Name of Jesus and is considered to fall within the curtilage of the listed complex.

The building has been extant since before 1 July 1948 and historically served an ancillary function to the Holy Name Church. It is also physically and architecturally connected to the church via the Grade II Listed Holy Name Presbytery.

Applying the criteria set out in Historic England Advice Note 10: Listed Buildings and Curtilage (2018), the Jabez Clegg falls within the curtilage of aforementioned listed buildings and is therefore protected under the statutory Listing.

This conclusion was also reached in an appraisal of curtilage potential in 2010, and was confirmed at a meeting with the Conservation Officer for Manchester City Council on 22nd September 2025, where it was stated that any proposed works to the Jabez Clegg would require Listed Building Consent.

The site was in use as the Jabez Clegg Beer Hall. The building has been vacant since 2013, following its use as a beer hall and nightclub, and is currently in the ownership of the University of Manchester.

Externally, the building features decorative brickwork and stone detailing, with its architectural composition remaining legible and largely intact.

Description of Development

The proposal seeks Listed Building Consent for internal works associated with asbestos removal.

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 due to 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 CC10 - A Place for Everyone
- 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)

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

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 the development

The proposed works are strictly limited to the removal of asbestos-containing materials located beneath the hall floor.

Investigations have confirmed that the original timber floorboards and joists are contaminated with asbestos fibres.

Whilst the building is in a good condition externally, internally, the hall is in a deteriorated condition, largely as a consequence of prolonged vacancy and the confirmed presence of asbestos-containing materials beneath the floor. The presence of asbestos has significantly constrained access, investigation and repair, meaning that areas of wear, damage and decay have not been addressed and cannot safely be remedied until asbestos abatement has been completed.

Large areas of flooring have already been lifted, exposing underlay and sub-floor voids. Further removal has been halted due to confirmed asbestos contamination beneath these layers. Modern stud partitions have been introduced in places to isolate contaminated areas and facilitate safe access, reinforcing the transitional and constrained condition of the interior.

The principle of the development is considered to be acceptable because it shall be ensuring that asbestos contaminated material is removed from the site, which will help to facilitate the future occupation of the site.

Assessment of significance

The Jabez Clegg building, formerly the Holy Name Church Hall, contributes to the group value of the precinct through its historical association and functional relationship with the church and presbytery. Constructed in 1892 as an ancillary space, the hall facilitated parish social and communal activities and maintains original architectural features.

The historic pews, pulpit and balustrades remain in fair condition, notwithstanding evidence of adaptation and alteration associated with the late 20th century reuse of the building as a bar and nightclub. The pews retain distinctive historic detailing, including beaded edges and grooved timber slats. These elements demonstrate clear evidence of reuse, including conversion into booth seating and the addition of upholstery, likely undertaken to improve functionality during the building's later commercial use.

Despite these alterations, the pews largely remain in their historic positions along the eastern side of the hall, allowing their original liturgical and communal function to remain legible within the wider spatial arrangement of the interior. Later 20th century seating has been introduced opposite the historic pews; however, the historic layout of the hall can still be readily understood.

The balustrades have also been altered, including penetration by later brick columns, they retain significance as surviving components of the historic interior scheme.

The extant pulpit is not shown in its current position on the historic floorplan reproduced within the Heritage Statement, which instead indicates a stair arrangement leading to the stage. This confirms that the pulpit has been previously relocated. Its continued association with the stage area means its historic function and spatial relationship remain appreciable.

Impact upon heritage

The proposed works involve the removal of asbestos-containing materials from beneath the hall floor.

The applicant has demonstrated through the methodology information submitted that particular care will be taken to protect the hall's historic and decorative interior, especially its high-quality joinery, including, but not limited to, the balustrade, pews, and pulpit.

In order to facilitate safe access to the contaminated floor voids, the historic pews, pulpit and balustrades will be carefully dismantled, temporarily removed and safely stored. It is confirmed that these elements will be fully reinstated in their extant positions following completion of the asbestos abatement works.

Replacement timber flooring will be installed to provide a permanent, high-quality, and functional surface following remediation. The material and finish of the floor will be selected to remain consistent with the historic character of the building, ensuring the works are sympathetic to its significance. A condition has been attached to confirm these final details.

These proposals will result in a low level of less than substantial harm, arising solely from the unavoidable loss of contaminated historic flooring

In terms of the impact upon heritage, for this approach, all affected elements will be recorded, carefully dismantled, and stored for reinstatement in their original positions or potential future reuse, following detailed, heritage-led method statements to minimise any impact on historic fabric.

A low level of less than substantial harm has been identified. This harm is unavoidable in order to comply with statutory health and safety requirements and is considered to be less than substantial in nature. The temporary removal of the historic pews, pulpit and balustrades will be fully mitigated through careful dismantling, recording and protection of all elements prior to removal, followed by their confirmed reinstatement once the asbestos remediation works have been completed. As such, the impact on these elements is temporary and reversible, resulting in no permanent harm.

As timber is classed as a non-cleanable surface under asbestos legislation, these elements cannot be safely decontaminated and must be removed and disposed of in accordance with the Control of Asbestos Regulations 2012 and relevant Health and Safety Executive guidance.

Given that the proposed works are entirely internal, it is assessed that there is no potential for impacts on the setting of any other designated heritage assets within the wider area.

Public Benefits

The removal of asbestos ensures clear public benefits by complying with relevant statutory health and safety requirements, making the building safe, and enabling the long-term conservation and future occupation of the hall, which has been unoccupied for over a decade. The occupation of listed buildings is a significant contributor to ensuring that these buildings are preserved.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low level of less than substantial harm to the special interest and the historic character of the building which would be outweighed by the public benefits outlined above.

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 22 October 2025:

- Location plan
- Proposed General Ground Floor Arrangement 12336R-WML-XX-GR-DR-S-0200 T01
- Specification for Asbestos Abatement Works INS-RP1135 Issue Number 2

Received by Manchester City Council as the Local Planning Authority on 27 January 2026:

- Method Statement for the Removal of Asbestos Contamination and Historical Items from Ground Floor Voids, Jabez Clegg Building 2, Portsmouth Street, Manchester, M13 9GB
- Heritage Statement

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 policies DC18 and DC19.

3) Notwithstanding the details as set out in condition 2 above, following the completion of the asbestos removal works, the full and final details of how the pews, pulpit and balustrade will be re-instated, including a timeframe outlining when all these elements will be reinstated, shall be submitted to and be approved by the City Council as the Local Planning Authority.

The re-instatement of these elements shall then be carried out in accordance with the approved details.

Reason - 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, within 3 months of the determination date of this decision, the full and final details of how the timber flooring will be replaced with a similar timber flooring, shall be submitted to and be approved by the City Council as the Local Planning Authority.

Once approved, the replacement timber flooring shall be installed within six months from the approval of the replacement timber flooring details.

Reason - 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) In accordance with details outlined in the Heritage Statement produced by Lanpro dated January 2026, and the Method Statement for the Removal of Asbestos Contamination and

Historical Items, a detailed survey and recording shall be carried out before, during, and on completion of the works.

If there are any discoveries made during the works, such as original floorboarding, then a hold point should be placed until the City Council as the Local Planning Authority are sent a comprehensive set of photos of the discoveries, or are invited on site to review if this is deemed necessary by the Local Planning Authority.

The detailed survey and recording shall be submitted to and be approved by the City Council as the Local Planning Authority upon the completion of works.

Reason - 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

University Of Manchester, Carys Bannister Building, Portsmouth Street, Manchester, M13 9GB
EE Pico Cell 1592362, Communication At The Junction Of Dover Street And Oxford Road,
Dover Street, Manchester, M13 9PG
327 Oxford Road, Manchester, M13 9PG
333 Oxford Road, Manchester, M13 9PG
Holy Name Church, 339 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

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 (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL