MANCHESTER CITY COUNCIL

# Planning

# Growth & Development

# Delegated officer report for planning application

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| **Application no.** | 143884/LO/2025 |
| **Date registered valid:** | 7 November 2025 |
| **Proposal:** | Listed building consent for internal reconfiguration works associated with indoor sports & fitness facility. |
| **Address:** | Units B2, B3 & B4 (Lower Ground Floor) Sevendale House , 7 Dale Street, Manchester, M1 1JA |
| **Ward(s):** | Piccadilly Ward |
| **Applicant:** | One XPS Fitness Limited |
| **Agent (if any):** | Mr Euan Kellie Euan Kellie Property Solutions |
| **Case officer:** | Jack Naven<br>Tel: 0161 219 2095<br>Email: jack.naven@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **23 December 2025** |

## Application Details

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:** 19 September 2025

**Standard consultations:**
Printed: 17 September 2025 Expired: 8 October 2025

**Neighbour notifications**
Printed: 7 November 2025 Expired: 28 November 2025

**Site notice**
Posted: 12 November 2025 Expired: 3 December 2025
Posted: 19 September 2025 Expired: 10 October 2025

**Press advert**
Published: 11 November 2025 Expired: 2 December 2025
Published: 23 September 2025 Expired: 14 October 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of Site/Area

**Listed building:** Grade II

**Conservation area:** Stevenson Square Conservation Area 1987

**Tree Preservation Order:** Not applicable

The Site is located on the lower ground floor of Sevendale House, a Grade II listed building situated within the Stevenson Square Conservation Area.

The extent of the building is bound by Dale Street to the south-west, Spear Street to the north-west, Lever Street to the south-east and
Stevenson Square to the north-east.

The building was constructed in c1903 as a warehouse for I. J. & G. Cooper Ltd, designed by Manchester architect, John Bowden. The former warehouse comprises four storeys to the Dale Street elevation, cladded of polished red granite, red sandstone, red brick and terracotta

The surrounding Stevenson Square Conservation Area consists of a high number of Victorian properties completed in red brick that lie in mixed uses. The most prominent neighbouring property conversely is that of Chatsworth House, a mid-century former office building, now in use as residential dwellings, that is completed in concrete panels.

To the south of the site lies Dale Street, a key road that bisects the Steven Square Conservation Area and that is home to a high number of Grade II listed buildings. To the north of the site lies Stevenson Square, a semi-pedestrianised public space that acts as a key focal

point within the Stevenson Square Conservation Area and is home to a high number of drinking establishments with outdoor seating areas.

This application is concerned with a particular section of the basement area of the building only. The main entrance to this unit will be from the Lever Street elevation.

## Description of Development

The application seeks Listed Building Consent for internal reconfiguration works associated with indoor sports & fitness facility.

## Related Applications

**114707/FO/2016 -** Change of units of vacant units B2, B3 and B4 (all basement) from Class A1 (Shop) to Class B1 (Office) use.
***Approved January 2017.***

**114708/LO/2016 -** Internal works associated with change of use of vacant units B2, B3 and B4 (all basement) from Class A1 (Shop) to Class B1 (Office) use.
***Approved March 2017.***

**139148/LO/2024 -** Listed Building Consent for internal refurbishment works.
***Approved November 2024.***

**143883/FO/2025 -** Creation of indoor sports & fitness facility (Class E(d)) with associated internal works.
***To be approved in tandem with this application.***

## Consultations & Notification Responses

**Publicity -** Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. Due to an incorrect site edged red, the application was re-validated, and a second consultation period was undertaken.

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 DC18 - Conservation Areas
- 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 the development**

The principle of the development is considered to be acceptable. Internal reconfiguration works are considered to be appropriate in order to facilitate the operations of a commercial occupier.

**Assessment of significance**

Sevendale House yields medium historic interest through its associations with local firm ‘I. J. & G Cooper Ltd’ who occupied the site from its conception up until the mid-20th century. The

inscription of the firm is emblazoned on each corner parapet. The building also yields historic interest as part of the warehouse aesthetic, particular in the Northern Quarter area, which was particularly significant in the economic and social development of Manchester.

The overall building yields high architectural and aesthetic interest through its highly ornate, landmark design, and through its retention of original features which allow for the building to be appreciated as an early 20th century warehouse. The original terracotta and red brick elevations are striking in both character and design; the appearance is further enhanced by the retention of original leaded windows to the upper floors. The retention of the original loading bay to Spear Street allows for the building to be understood as a former warehouse. The external alterations to the basement lights and shopfronts onto Stevenson Square and Lever Street do, however, detract from the original aesthetic.

For the basement area that this application specifically deals with, the following elements and features of high significance include:

- Original elevations: featuring terracotta, red brick and polished granite.
- Original window surrounds (glazing to windows is modern)
- Original cast iron column arrangement
- Original walls and ceiling grid

Elements and features of no heritage significance include:

- Modern alterations to exterior: roller shutters, new doors and modern glazed entrance.
- Modern floor tiles / carpets / timber flooring
- Modern doors - Modern studwalls and glazed partitions
- Lighting, ducting and M&E
- Modern toilets / WCs

**Impact on heritage asset**

The proposals involve on undertaking a light touch refurbishment of two basement units situated within the southern part of Sevendale House. The scope of works include:

- Creation of new gym studio
- Alterations to modern partitions and insertion of new ones to create/alter:
    - Consultation room
    - Office
    - WCs/Shower Area
    - Fire escape corridor
- Installation of two sets of glazed partitions and doors with access control to entrance lobby
- Insertion of new partition to kitchenette
- Insertion of new partition in circulation corridor
- Removal of plasterboard casing around original column in Suite 1
- Encasing of original column in plasterboard wall void to newly created showers

The basement units which form the application area have been historically heavily altered, with very little historic fabric remaining, apart from original cast iron columns and external walls.

The proposals seek the removal of some areas of modern partitioning and the alteration of others to create spaces that support the use of the gym, and to create plasterboard enclosures to accommodate the introduction of a new fire escape, WCs and shower facilities.

The proposals include the removal of the existing, modern plasterboard casing surrounding one of the original cast iron columns within the new ‘Suite 1’, which will expose the original column feature; whilst it is also proposed to encase another original column with plasterboard within one of the proposed shower/WC units. The first alteration gives rise to a minor beneficial impact, whilst the latter gives rise to a minor adverse impact, as the ability to appreciate this original piece of historic fabric will be removed by its concealment.

The new glazed lobby and internal glazed partitions have been shown in sections to have slim-line framed glazing.

As there are no historic finishes surviving within the Site at basement level, the refurbishment of the space with modern finishes will not give rise to any adverse effects and will result in neutral impacts. There will be a low level of less than substantial harm caused as a result of these works.

The original proposal saw vinyl manifestations to be applied to the windows facing onto Lever Street. These have been removed from the proposals throughout discussions on this application.

External signage has also been removed from the submitted proposals. These will be submitted as a part of forthcoming advertisement consent and listed building consent applications.

The removal of various roller shutters is considered to be of a positive in relation to heritage of the building, as will the making good of ceiling soffits where the roller shutters were fixed in to. One roller shutter will remain at the low-level entrance to the property. It is recessed, set lower than ground level and not easily visible from much of the surrounding street scene. Whilst it would be preferred to remove this roller shutter, it has been stated that it is required to be retained for security reasons. As the ceiling soffits are modern plasterboard, it has not been considered necessary to condition the full and final details of this making good work.

The opening up of one of historic columns is also considered to be beneficial in terms of heritage.

There will be an individual letter ‘ONE XPS’ sign fitted to a modern partition at the internal entrance lobby to the building. This will be discreet and not fixed into anything historic, therefore will result in no harm.

**Public Benefits**

As set out above overall it is considered that the works have resulted in a low level of less than substantial harm to the listed building. Paragraph 215 of the NPPF (2024) requires these to be outweighed by public benefits.

The minor interventions outlined above will ensure that the wider building attracts long term commercial occupiers. Ensuring that spaces in listed buildings are occupied helps to ensure that historic buildings do not into disrepair or deteriorate, allowing for long term preservation of these buildings for current and future appreciation of these buildings, which is a public benefit.

The requirements of Section 16 of the NPPF are met in relation to preservation.

**Conclusion**

It is considered that 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 Grade II listed building which would be outweighed by the public benefits outlined above and therefore are in accordance with Places for Everyone Plan policies JP-Strat2, JP-P1, and JP-P2, Manchester Core Strategy policies CC9, EN1, EN3, DM1 and SP1, Saved Unitary Development Plan for Manchester polices DC18 and DC19, section 16 of the NPPF, and Planning (Listed Buildings and Conservation Areas) Act 1990.

**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:** 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 03 September 2025:

- Design and Access Statement

Received by Manchester City Council as the Local Planning Authority on 29 October 2025:

- Noise Impact Assessment prepared by Azymuth Acoustics UK Rev A (Ref: AA614).
- Proposed One XPS Sign

Received by Manchester City Council as the Local Planning Authority on 07 November 2025:

- Location Plan 04_LG Rev B

Received by Manchester City Council as the Local Planning Authority on 13 November 2025:

- Proposed Lower Ground - Red Line Plan 03_LG Rev A
- Proposed Lower Ground Layout Plan 10_LG Rev B
- Proposed Lower Ground Section A-A 12.2_LG Rev A
- Proposed Lower Ground Ceiling Plan 14.2_LG Rev B
- Proposed Lower Ground Wall Type Plan 16_LG Rev B
- Proposed Lower Ground Floor Finishes Plan 17.1_LG Rev A

Received by Manchester City Council as the Local Planning Authority on 18 November 2025:

- Heritage Statement: Significance and Impact, prepared by Stephen Levrant Heritage Architecture (November 2025).

Received by Manchester City Council as the Local Planning Authority on 03 December 2025:

- Lower Ground - Alterations Plan 11_LG Rev B

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.

**Informatives**

As no plant locations are formally proposed as a part of this application, any externally mounted plant proposed shall require a separate planning permission and listed building consent to be submitted in order for the Local Planning Authority to formally assess the visual amenity and heritage impact of any externally mounted plant.

**Appendix 1 – List of consultees & neighbours notified**

Heritage & Urban Design

Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Noho Bar, Stevenson Square, Manchester, M1 1FB
Fourth Floor, 22 Lever Street, Manchester, M1 1EA
Third Floor, 22 Lever Street, Manchester, M1 1EA
Basement, 26A Lever Street, Manchester, M1 1DW
First Floor, 26 Lever Street, Manchester, M1 1DW
Ground Floor, 24 Lever Street, Manchester, M1 1DZ
Basement, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Second Floor, 22 Lever Street, Manchester, M1 1EA
First Floor, 22 Lever Street, Manchester, M1 1EA
Ground Floor, 26 Lever Street, Manchester, M1 1DW
Basement, 20 Spear Street, Manchester, M1 1JE
Units G2 And G3 , Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 1A, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 1B, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 2, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ground Floor, 22 Lever Street, Manchester, M1 1EA
Second Floor, 26 Lever Street, Manchester, M1 1DW
Fourth Floor, 24 Lever Street, Manchester, M1 1DZ
First Floor, 24 Lever Street, Manchester, M1 1DZ
20 Spear Street, Manchester, M1 1JE
Unit D Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Fourth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Units 4 And 5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
First Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Basement, 22 Lever Street, Manchester, M1 1EA
Basement, 24 Lever Street, Manchester, M1 1DZ
IDEAS BY MUSIC LTD, Third Floor, 24 Lever Street, Manchester, M1 1DZ
Unit 7, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 3, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Fred Aldous, 37 Lever Street, Manchester, M1 1LW
Ticketmaster UK Limited, Second Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Office 3B, 22 Lever Street, Manchester, M1 1EA
Office 3A, 22 Lever Street, Manchester, M1 1EA
24 Lever Street, Manchester, M1 1DZ
Unit 1C, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ground Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1WD
Third Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Second Floor, 24 Lever Street, Manchester, M1 1DZ
Units G4 And G5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 6, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
35 Lever Street, Manchester, M1 1LW
Third Floor, 26 Lever Street, Manchester, M1 1DW
Unit G1, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 1D, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ground Floor Vantona Viyella Plc, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA

**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
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL