MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145475/JO/2026
Date registered valid:	26 March 2026
Proposal:	Variation of Conditions 2 (Approved Drawings) and 4 (Fixing Details) attached to Listed Building Consent 141783/LO/2024 to amend design of acoustic lobby structure.
Address:	New Warehouse, Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
Ward(s):	Deansgate Ward
Applicant:	Jonathan Sugden, Science Museum Group
Agent (if any):	Peter Levers, Buttress Architects
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**06 May 2026**

Application Details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 15 April 2026

Standard consultations:
Printed: 27 March 2026 Expired: 19 April 2026

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 10 April 2026 Expired: 1 May 2026

Press advert
Published: 31 March 2026 Expired: 23 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The Science and Industry Museum (formerly known as the Museum of Science and Industry) is a large museum devoted to the development of science, technology and industry with emphasis on the city's achievements in these fields. The museum is part of the Science Museum Group, a non-departmental public body of the Department for Culture, Media and Sport, having merged with the National Science Museum in 2012.

The site is located within the Castlefield Conservation Area. The large and complex former "Liverpool Road Railway Station" site contains a significant collection of Grade I and Grade II listed buildings.

The application site relates to the New Warehouse, a Grade II Listed building within the Science & Industry Museum complex.

The warehouse was constructed as a fireproof bonded (secure) warehouse in 1878-80 for the Great Western Railway Company. The building forms a three-storey (plus basement), seven bay rectangular red and blue engineering brick warehouse, with entrances for railway lines through the wester elevation from the 1869 viaduct which ran into the warehouse using an apron extended at basement level westwards from the 1867 viaduct.

The building was converted and extended in 2001. Stair cores and entrances were introduced, and its interior was substantially remodelled.

The Lower and Upper Yards are open cobbled spaces which connect the various historic buildings within the Science and Industry Museum complex.

The Upper Yard is bounded by the New Warehouse to the north and the Power Hall to the south. The historic electric gantry covers the southern half of the yard space, running along the length of the Power Hall.

The New Warehouse is a part of the oldest passenger/goods railway in the world. The Liverpool Road Site as a whole is of national and global significance as it is the first of its kind and a model for others that followed. Historically, the whole site, including the New Warehouse, is of the highest value, for its broader associations with railway pioneers and for its wider global influence on the development of railway transport. The associated communal value, both at the time of their development and today, as an educational and historical resource, is of the highest order. Liverpool Road remains the most complete surviving early railway station complex in the world and the historic buildings make a unique and highly positive contribution to the Castlefield Conservation Area and the wider city.

The New Warehouse is a significant component part of the station complex and is a good example of the evolving design of railway warehousing. Its importance is reflected by its Grade II listed status. Architecturally and aesthetically, the New Warehouse embraced fire-proofing technology and represents a distinct shift from the early warehousing form (for example, at the 1830s warehouse). The engineering and form displayed in the Liverpool Road buildings went on to influence railway development around the globe.

The original structure of New Warehouse building has a high heritage significance. Numerous alterations have been made to the building, particularly in order to serve its museum function. For example, the roof covering has previously been replaced in the late Twentieth century. Evidential values remain high despite the numerous adaptations and alterations to facilitate the use of a museum.

Description of Development

The application seeks consent for a variation of Conditions 2 (Approved Drawings) and 4 (Fixing Details) attached to Listed Building Consent 141783/LO/2024 to amend design of acoustic lobby structure.

The originally approved scheme primarily consisted of a new glazed screen being installed on the second floor, that will be situated around an existing floor void which runs through the first floor and to the ground floor level.

The interventions are required in order to mitigate noise breakout that comes through the void from visitors to the main entrance to the New Warehouse below. This includes a presentation screen on the ground floor, where staff often show videos and explain elements of the exhibition to large groups of people, often large groups of children.

There will also be some light touch refurbishment and redecoration work to non-historic elements.

The approved glazing system design requires amendment following the withdrawal of the originally appointed manufacturer, necessitating the appointment of an alternative supplier.

As part of their design development, the new manufacturer has proposed the introduction of vertical mullions to provide increased structural stiffness and to deliver a more robust system better suited to the existing floor structure.

The inclusion of vertical mullions represents a deviation from the approved design and therefore requires a variation to conditions.

Related Applications

141783/LO/2024 - listed building consent for works associated with refurbishing the existing conference centre.
Approved March 2025.

Consultations & Notification Responses

Publicity - A site notice and local press advert were 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 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

Assessment

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

For the originally approved scheme, the principle of development was as follows:

Works have been undertaken to the roof of the New Warehouse for most of the past year. A crash deck was temporarily in place around the atrium, placed there for an extended period due to the work going on to the roof.

This temporary crash deck structure successfully mitigated noise transfer from the public exhibition spaces below on the ground floor.

The areas on the second floor are rented out as conference spaces and the reduction in noise transfer that has taken place over the past year has resulted in positive feedback from users of this space.

The museum therefore wants to install a void surround that achieves a similar level of noise transfer mitigation but is more in keeping the visual consistency and sympathetic to the historic significance of the New Warehouse.

For this variation of the consent, the approved glazing system design requires amendment following the withdrawal of the originally appointed manufacturer, necessitating the appointment of an alternative supplier.

As part of their design development, the new manufacturer has proposed the introduction of vertical mullions to provide increased structural stiffness and to deliver a more robust system better suited to the existing floor structure.

The inclusion of vertical mullions represents a deviation from the approved design.

The principle of the development is considered to be acceptable on the basis that the mitigation in noise transfer from the lower levels will result in a higher usage of this historic space which will allow for greater appreciation of this space, especially the historic roof.

Assessment of significance

The main significance of the building is derived from its architectural interest as a late C19th bonded warehouse with a distinctive industrial aesthetic and also associated the development of the Liverpool Road Station, the first passenger railway station.

The second-floor space of the New Warehouse, which is the area that this application is concerned with, is now largely subdivided into multiple spaces, used for conferencing, meetings, education and teaching. Floor and wall finishes are largely modern with the exception of the exposed brick walls around the perimeter. Spaces are open to the roof, with the trusses and rooflights visible throughout.

The second-floor space is significant in its functional layout and design and illustrative value in relation to the building's former use. The large open plan layout is indicative of the space's original function as a storage area, differing from the layout of those below, with a simpler layout.

The building's complex and attractive roof trusses are visible within the space, contributing to its character and illustrating the level of engineering a design incorporated into Victorian Industrial infrastructure.

Overall, the significance of the space would be considered to be medium.

Impact on Heritage

As per the originally approved scheme, where the new partition system meets the existing roof structure and connects to the pulins, interface detailing will be light weight to reduce stress and intervention with the fabric.

The timber itself, although much of it thought to be early, does not hold any specific significance based on factors such rarity of fabric type or composition, and so direct fixing to it will not be directly harmful.

The truss and roof structure has been subject to significant intervention, repair and replacement since the building's construction and has been largely subdivided. As a result, the additional division of the new partition will not make an overall difference to the character or appearance of the space.

The new enclosure has been designed intentionally to be largely glazed to maintain visual connectivity through the building and maintain the open nature of the second-floor space. It is intended to be honest and visible parts of the building's structure and ongoing development, but one that will mirror the design language of existing interventions.

The originally submitted proposal for 141783/LO/2024 that was amended during the course of that application, had the height of the glazing from the floor to just below the truss beam. Whilst this proposal retained some visual permeability to the void and trusses through the frameless glazing, the lower extent of the plasterboard partition would obscure views of the horizontal truss beam and cast-iron column.

The fact that the cast iron column and beam would be concealed from various angles was considered to result in too significant an impact upon the heritage asset in order to support.

The proposal was subsequently revised to raise the glazing up to the truss horizontal beam, which improved visual permeability compared to the originally proposed scheme.

Conditions were added to the original consent to confirm the full and final details of the penetrations into the timber structure and into the floor and to confirm the final RAL paint colour of the painting of various elements. These details have all been submitted and the relevant conditions discharged, ensuring that these elements did not result in a significant negative impact upon heritage.

In terms of the amendments in this variation, the vertical framing to the glazing has been altered with slimmer and increased number of framing bars. The revised glazing was assessed on site and is a small barely discernible change. The slimmer frame is an improved visual option and

thereby considered to be more sympathetic to the heritage of the space, allowing for better views of key heritage features.

The scheme results in a low level of less than substantial harm, due to some physical interventions into historic fabric and due to introducing modern divisions into a historic space.

Public benefits

There will be an overall reduction in noise transfer from the ground floor exhibition area as a result of these proposed works.

This will in turn likely lead to a greater use in the conference spaces on the second floor.

The continued and in fact increased use of historic spaces is seen as a positive and a public benefit, as the use of these spaces results in better maintenance of the spaces and prevents them from deteriorating, which means that more members of the public to be able to appreciate the historic space and the historic significance of the building over a long period of time.

Overall, the mitigation of noise transfer and the increased use of this space, which will allow for greater long term public appreciation of the historic significance of this space, are considered to be public benefits that out weight any less then substantial harm that will result from the works being carried out.

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 the 11 March 2025.

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 the City Council as Local Planning Authority on 19 December 2025:

- Location Plan
- Proposed Second Floor Demolition & Removals Plan SMGCON-BUT-SI-02-DR-A-20001-P01
- Proposed Second Floor Demolition & Removals Sheet 1 SMGCON-BUT-SI-02-DR-A-20002-P01
- Proposed Second Floor Demolition & Removals Sheet 1 SMGCON-BUT-SI-02-DR-A-20003-P01

The following drawings and documents received by the City Council as Local Planning Authority on 10 March 2025:

- Proposed 2F Plan SMGCON-BUT-SI-02-DR-A-04004-P02
- Design and Statement Rev 4
- Heritage Statement Rev 4

And the following drawings and documents received by the City Council as Local Planning Authority on 19 March 2026:

- Proposed Revolution 100 Double Glazed Guarded Screen - 1.5kN/m - Drawing 1 of 2 251589-OPN-ZZ-XX-DR-X-0001 02'
- Proposed Revolution 100 Double Glazed Guarded Screen - 1.5kN/m - Drawing 2 of 2 251589-OPN-ZZ-XX-DR-X-0002 02'

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 DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) The RAL colour of the paint applied to the mullions and framing shall be RAL 7012 (Basalt Grey), as approved under CDN/26/0260.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building 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) The fixing details shall be carried out in accordance with 'Revolution 100 Double Glazed Guarded Screen - 1.5kN/m - Drawing 1 of 2 251589-OPN-ZZ-XX-DR-X-0001 02' received by the City Council as Local Planning Authority 19 March 2026.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building 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

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CENTRAL