

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 145428/LO/2026

**Date registered valid:** 13 March 2026

**Proposal:** Installation of two cross corridor doors on the first floor of Houldsworth Hall, and the treatment of timber fire resistant doors on the ground floor and first floor with intumescent coating.

**Address:** Floor G Houldsworth, Hulme Hall, Oxford Place, Manchester, M14 5RR

**Ward(s):** Rusholme Ward

**Applicant:** University of Manchester

**Agent (if any):** Mrs Jo Wavish, University of Manchester

**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: [holly.wright@manchester.gov.uk](mailto:holly.wright@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 5 May 2026

## **Application details**

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:** 26 March 2026

**Standard consultations:** Printed: 19 March 2026      Expired: 11 April 2026

**Neighbour notifications:** No neighbour notifications have been printed and sent.

**Site notice:** Posted: 26 March 2026      Expired: 18 April 2026

**Press advert:** Published: 24 March 2026      Expired: 16 April 2026

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building**

**Listed building:** Grade II

**Conservation area:** Victoria Park Conservation Area 1972

**Tree Preservation Order:** No specific TPOs, though all trees benefit from protection if sited in the conservation area

The application relates to a university hall of residence built around 1910 and designed by Percy Worthington. Constructed in brick with sandstone dressings and topped with green slate roofs, the building is arranged in long wings that frame the north, east, and west sides of a central quadrangle, with an additional wing extending to the north. The design reflects the Arts and Crafts style.

The building is predominantly two storeys high, with a short three-storey tower where the wings meet. Windows are typically six-light mullioned and transomed casements, with those on the upper floors set beneath paired gables. The east range features a five-bay arcade of four-centred arches at ground level, and to its right stand three bays of two-storey stone oriel windows.

In the south-east corner sits a squat tower with an embattled stone parapet, accompanied on its left by an octagonal stair-turret capped with a patterned lead roof.





## **Description of development**

The applicant is seeking Listed Building Consent for the “Installation of two cross corridor doors on the first floor of Houldsworth Hall, and the treatment of timber fire resistant doors on the ground floor and first floor with intumescent coating.”

## **Planning history**

111267/LO/2016/S1 – LISTED BUILDING CONSENT Internal refurbishment of student hall of residence including new bedroom furniture, new bathroom and kitchen facilities with associated decoration and new mechanical and electrical installations – Approved (2016).

124363/LO/2019 - LISTED BUILDING CONSENT for installation of new and replacement wall mounted lighting and 5m high free-standing lighting columns within external areas – Approved (2019).

124641/FO/2019 - Installation of new and replacement wall mounted lighting and 5m high free-standing lighting columns within external areas – Approved (2019).

## **Consultations & Notification Responses**

**Local residents** – no representations received.

## **Policies**

The following policies are considered relevant in the consideration of this application.

**Unitary Development Plan (UDP)** – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

**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 DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 – Heritage

### **The National Planning Policy Framework (NPPF, 2024)**

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

**Places for Everyone** - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage
- Policy JP-S1: Sustainable Development

**Draft National Planning Policy Framework (NPPF, 2025)** - The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While the draft is not yet adopted, it is a material consideration.

- Chapter 4 – Achieving Sustainable Development
  - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
  - Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
  - Policy HE4: Securing the conservation and enhancement of heritage assets
  - Policy HE5: Assessing effects on heritage assets
  - Policy HE6: Proposals affecting designated assets

## **Issues**

**Principle** – the principle of the proposal, to instal 2no. cross-corridor doors at first-floor level together with the treatment of timber fire resistant doors at ground and first-floor level with intumescent coating, is acceptable given that this would improve the fire safety of the Listed Building, which is in use as a hall of residence, by reducing travel distances and improving escape routes in the building. Notwithstanding this, consideration must be given to the proposal's impact upon the Grade II Listed Building, the Victoria Park Conservation Area, and visual and residential amenity.

**Scope of works** – the proposed works comprise the installation of two timber-framed glazed doors with associated glazed screens to the first floor, providing a minimum of 30 minutes fire resistance. The doors are designed to match the existing timber-framed glazed cross-corridor doors installed in 2016, as approved under Listed Building Consent ref. 111267/LO/2016/S1.

One door is proposed outside the kitchen (Room 1.019) to provide essential fire compartmentation between the kitchen and the adjacent corridor. This will comprise a single fully glazed door set within an oak frame, with glazed panels to either side.

The second door is proposed midway along the corridor to reduce escape route travel distance. This will comprise a single fully glazed door within an oak frame, with a glazed side panel on the right-hand side.

The original timber doors throughout the building are in poor condition. In order to safeguard designated escape routes, the fire risk assessment recommends that these doors are repaired to address any defects that could compromise resistance to the spread of smoke. The assessment further recommends the application of an intumescent coating to achieve a minimum of 30 minutes fire resistance.

Listed Building Consent was granted in 2016 for the application of Envirograf intumescent coating to the building's timber fire-resisting doors (ref. 111267/LO/2016/S1). It is proposed to reapply the same coating, strictly in accordance with the manufacturer's specifications.

**Impact upon the Grade II Listed Building** – the proposed works will result in no change to the external appearance of the Grade II Listed Building. Internally, the proposals comprise the installation of two modest oak-framed glazed doors at first-floor level, designed to achieve 30-minute fire resistance. The doors are contemporary in detailing but closely reflect the materiality, proportions and appearance of existing timber-framed glazed doors already present within the building, including those approved and installed on the ground floor.

The proposed doors are consistent with other previously approved interventions, are limited in number and are fully reversible, thereby ensuring the significance of the heritage asset is preserved. The use of oak frames and glazed panels is considered sympathetic to the historic character of the building and avoids unnecessary visual interruption within the internal spaces.

In addition, the proposed application of an intumescent coating to the original timber doors will improve fire safety and secure safe means of escape, whilst allowing the continued retention and use of historic fabric. This approach will have no discernible visual impact and was previously granted Listed Building Consent in 2016.

With the above details in mind, the application is supported on heritage grounds. The proposed works are considered necessary to improve the fire safety of the Listed Building and have been designed with appropriate weight given to the special significance of the designated asset, pursuant to saved policy DC19 of the Unitary Development Plan for the City of Manchester,

policy EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the National Planning Policy Framework.

Moreover, it should be noted that any perceived harm caused as a result of the proposed works would arguably be outweighed by the public benefits that would be experienced, including the improved fire safety of the building which would also secure the retention, maintenance and continued use of the building, thereby according with saved policy DC19 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the National Planning Policy Framework.

**Impact upon the Victoria Park Conservation Area** – as the works are internal only, there would be no impact upon the Victoria Park Conservation Area.

**Appearance and visual amenity** – as the works are internal only, there would be no impact upon the external appearance of the building or visual amenity of the surrounding area.

**Residential amenity** – as the works are internal only, there would be no impact upon the residential amenity of the surrounding area.

**Conclusion** – as any harm caused by the proposed works is considered to be ‘less than substantial’, paragraph 215 of the National Planning Policy Framework requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use.

In the context of the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the scheme strikes a balance between the impact of the changes of the significance of the building, and the public benefits and, where there is harm, this would be less than substantial.

It is considered for the reasons outlined above that the overall approach to the proposed works to Hulme Hall would have an acceptable impact upon the character and historic fabric of the Listed Building.

## **Other Legislative Requirements**

### **Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

### **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

### **Article 35 Declaration**

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

**Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

#### **1) 3-year time limit:**

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) Specified plans:**

The development hereby approved shall be carried out in accordance with the following documents and drawings:

'GROUND FLOOR PROPOSED', numbered '9354-A101 REV 1', received by the City Council as Local Planning Authority on the 13<sup>th</sup> March 2026.

'FIRST FLOOR PROPOSED', numbered '9354-A102 REV 1', received by the City Council as Local Planning Authority on the 13<sup>th</sup> March 2026.

'Door Schedule: Door Type 34. Corridor Door (New)', numbered 'T 6163 L(32) 34 REV 04', received by the City Council as Local Planning Authority on the 13<sup>th</sup> March 2026.

'Door Schedule: Door Type 45. Corridor Door (New)', numbered 'T 6163 L(32) 44 REV 03', received by the City Council as Local Planning Authority on the 13<sup>th</sup> March 2026.

'DESIGN, ACCESS & HERITAGE STATEMENT', received by the City Council as Local Planning Authority on the 13<sup>th</sup> March 2026.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

### **3) Cross-corridor doors:**

Notwithstanding the details included within the documents listed under condition no.2 of this approval, the proposed cross-corridor doors hereby approved shall match the existing cross-corridor doors present on the ground-floor of the building in terms of appearance, materiality and method of fixing unless otherwise approved in writing by the City Council as Local Planning Authority.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP P2 of the Places for Everyone Joint Development Plan Document, and Chapter 16 of the National Planning Policy Framework.

### **4) Door repairs and intumescent coating:**

The door repairs and application of intumescent coating shall be carried out strictly in accordance with the details shown on the following approved drawings and documents:

'GROUND FLOOR PROPOSED', numbered '9354-A101 REV 1', received by the City Council as Local Planning Authority on the 13<sup>th</sup> March 2026.

'FIRST FLOOR PROPOSED', numbered '9354-A102 REV 1', received by the City Council as Local Planning Authority on the 13<sup>th</sup> March 2026.

'Door Schedule: Door Type 34. Corridor Door (New)', numbered 'T 6163 L(32) 34 REV 04', received by the City Council as Local Planning Authority on the 13<sup>th</sup> March 2026.

'Door Schedule: Door Type 45. Corridor Door (New)', numbered 'T 6163 L(32) 44 REV 03', received by the City Council as Local Planning Authority on the 13<sup>th</sup> March 2026.

'DESIGN, ACCESS & HERITAGE STATEMENT', received by the City Council as Local Planning Authority on the 13<sup>th</sup> March 2026.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP P2 of the Places for Everyone Joint Development Plan Document, and Chapter 16 of the National Planning Policy Framework.

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

Heritage & Urban Design

## **Appendix 2 – Planning constraints**

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 - Victoria Park Conservation Area 1972

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA