MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144486/FO/2025
Date registered valid:	18 March 2026
Proposal:	Alteration of existing windows to install opening windows and installation of vent
Address:	Flat 8, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Ward(s):	Hulme Ward
Applicant:	Savanna Edmiston
Agent (if any):	
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	7 May 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 2 April 2026

Standard consultations:
Printed: 25 March 2026 Expired: 17 April 2026

Neighbour notifications
Printed: 25 March 2026 Expired: 17 April 2026

Site notice
Posted: 2 April 2026 Expired: 25 April 2026

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

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Other

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

This application refers to a Flat 8 at Britannia Mills. This building was a former industrial building which was converted into residential apartments following approval of planning permission in 1997.

Britannia Mills is located in Castlefield as is bound by Hulme Hall Road to the east, Ellesmere Street to the south and the Bridgewater Canal Tow Path to the north.

The applicants windows front Ellesmere Street to the south of the building.

Figure 1 – Officer site photographs

Description of development

Permission is sought for the alteration to existing windows with the installation of 3no. openable windows and the installation of a vent.

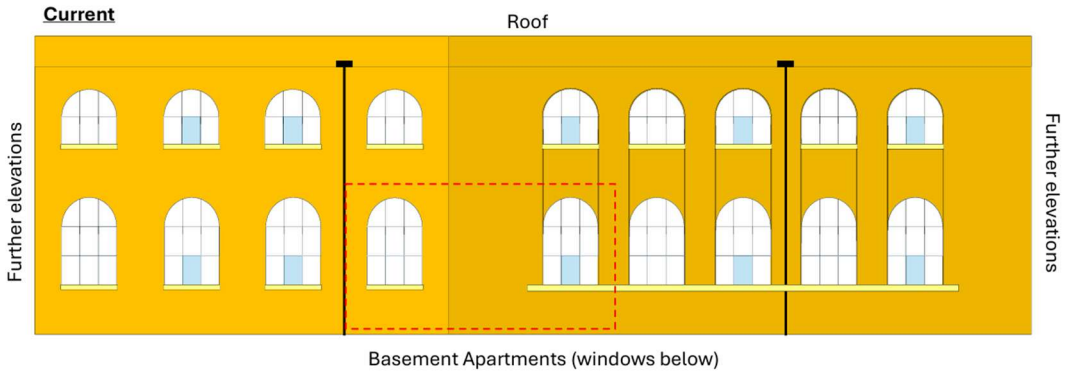


Figure 1 – Existing elevations

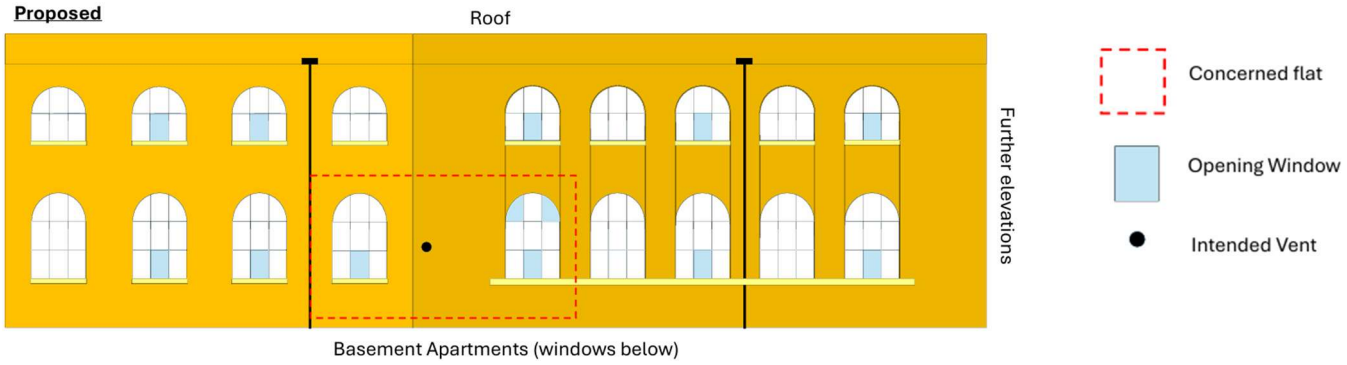
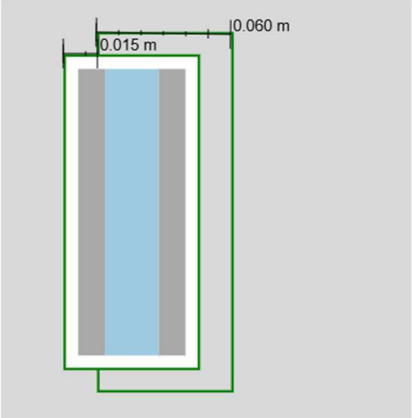


Figure 2 – Proposed elevations



Outer frame depth = 60 mm
New inward-opening sash depth = 60
IGU thickness = 24 mm (within sash)
Internal glazing bead 12 mm
External build mould 12 mm
Rebate depth 15 mm; seal 5 mm

Figure 3 – Proposed section of openable window and external frame

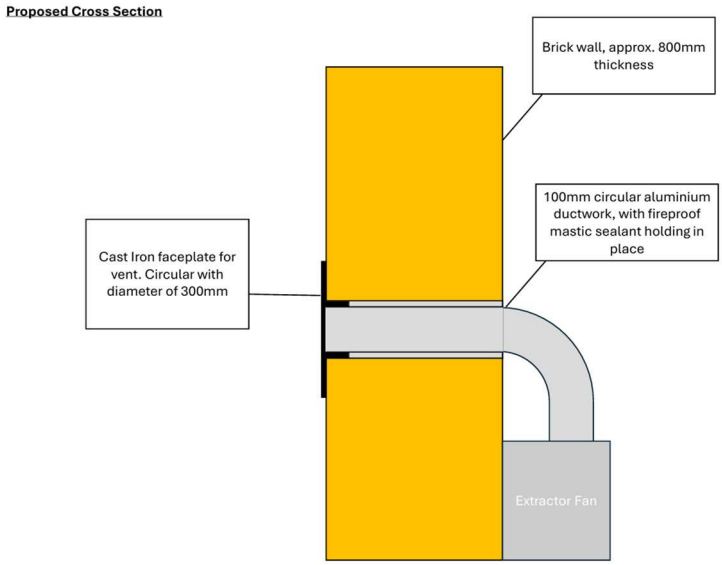


Figure 4 – Section of cast iron vent

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a conservation area. Letters have also been sent out to local businesses and residents.

One representation has been received in response to the publicity:

- Replacement windows would disrupt the rhythm and uniformity of the building's elevations
- New opening into brickwork for vents would damage the original fabric and detract from the historic character
- Castlefield's conservation policies make clear that alterations must preserve or enhance character, proportions and materials. Unsympathetic changes that break uniformity are normally resisted.
- External walls and windows are owned by the management company not the apartment owner. Creating holes for ventilation is unauthorised, especially when internal ventilation ducts already existing and are not being utilised.
- Create maintenance issues and additional costs to interested parties in the building
- Dangerous structural alterations and serious risk to pedestrians below glazing
- Reduction of existing means of escape and fails to meet the safety and structural requirements.

- The Planning (Listed Building and Conservation Areas) Act 1990 states the council must give attention to preserve or enhance conservation areas.
- Restricted on permitted development rights within conservation area.
- Any harm must be avoided or minimised and unjustified alterations are contrary to public interest.

Relevant Planning History

051902/FO/CITY3/97 - Conversion of warehouse building into 122 apartments (including one ancillary cater takers flat) with associated car parking and landscaping and involving partial demolition. Decision: June 1997

114189/FO/2016 - Replacement of existing timber windows and Juliet balcony doors on all elevations with new aluminium windows and doors. Existing metal Juliet balcony balustrading to remain. Decision: December 2016

This refers to previous timber windows to Hulme Hall Road, the car park elevation and Lower Ellesmere Street. The windows subject of this application were not included under this consent.

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

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

- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

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

Draft National Planning Policy Framework (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 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

Principle

The applicant is seeking consent for alterations to Flat 8 to provide improvements to kitchen extraction associated with moisture, condensation and cooking odours. The alterations to form openable windows is also to increase natural ventilation into the premises.

In principle the applicant seeking consent to improve the kitchen extraction associated with domestic cooking and the alterations to windows to increase natural ventilation is acceptable subject to the assessment of material planning considerations as set out below.

Design and Heritage

The applicant site relates to Britannia Mills; a former industrial building located within Castlefield conservation area. The building was converted into residential apartments and some of the aluminium windows include openable windows to the bottom central panel of the arched windows.

The applicant has provided detailed scaled drawings to demonstrate the additional openable windows would replicate the existing openable windows. They would be bespoke hardwood construction and painted black to match existing. The openable frame would have rebate depth of 15mm beyond the existing 60mm outer frame.

The openable windows would be constructed to a high quality that would appear sympathetic to the existing openings and the slimline framing would respond positively to the character of the industrial building.

To accommodate the internal kitchen extraction cooker hood, a ductwork and external vent into the brickwork is required. The opening would have a diameter of 100mm and there would be a decorative Victorian cast iron steel vent. The opening is relatively small and with the decorative screen would contribute positively to the industrial character of the building.

Prior to the installation of the decorative vent, a sample and details of the finish shall be submitted to and approved in writing by the Local Planning Authority.

Subject to the recommended conditions, the alterations are considered to preserve the character of the former industrial building within the Castlefield Conservation Area and is

consistent with Places for Everyone Policies JP-P2, Core Strategy Policies DM1, EN1 and EN3 and sections 12 and 16 of the NPPF.

Amenity

Environmental Health have reviewed the product specifications of the windows and it is has been evidenced that the new windows would offer equal/better acoustic attenuation for the applicant and future occupiers of the apartment.

The specification of the kitchen extraction hood also demonstrates there would not be any unacceptable noise impacts associated with the installation of the kitchen extraction.

The extraction would consist of domestic cooking only and the odours with extraction would not result in any unacceptable impact on other apartments within the 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 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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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 91 of the Town and Country Planning Act 1990.

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

- BOSCH Product Specification (Received 21 April 2025)
- Window Sections (Received 18 March 2026)
- Window Cross Sections (Received 13 February 2026)
- Specification Sheet (Received 14 December 2025)
- Scaled Elevations and Cross Sections (Received 15 December 2025)
- Heritage Statement (Received 10 November 2025)

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 the National Planning Policy Framework.

3) Notwithstanding the approved drawings, prior to the installation of the vent hereby approved, final details shall be submitted to and approved in writing by the Local Planning Authority. This shall include a product specification and details of the finish.

Reason - In the interests visual amenity and preserving and protecting the historic character and appearance of the conservation area in accordance with policies CC9, EN1 and EN3 of the Core Strategy, saved policy DC18 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) The openable windows hereby approved shall be constructed in accordance with drawing: Window Sections (Received 18 March 2026) and Specification Sheet (Received 14 December 2025). This specifies the dimensions of the frames, the windows shall be hardwood and finished in black paint to match existing.

Reason - In the interests visual amenity and preserving and protecting the historic character and appearance of the conservation area in accordance with policies CC9, EN1 and EN3 of the Core Strategy, saved policy DC18 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 38, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 90, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 24, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 3, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 102, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 91, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 83, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 119, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 99, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 31, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 114, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 125, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 78, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 51, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 92, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 113, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 33, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 29, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 32, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 23, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 70, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 5, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 53, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 2, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 11, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 89, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 36, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 57, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 28, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 98, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 72, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 61, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 106, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
107 Albert Mill, 10 Hulme Hall Road, Manchester, M15 4LY
Flat 52, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 81, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 19, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 79, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 47, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 104, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 63, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 93, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 101, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 6, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 22, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 17, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 84, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 41, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 124, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB

MEDAAX LIMITED, 109 Albert Mill, 10 Hulme Hall Road, Manchester, M15 4LY
Flat 26, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 20, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 59, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 40, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 14, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 123, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 108, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 103, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 66, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 58, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 88, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 64, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 49, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 69, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 10, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 121, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 95, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 100, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 67, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 116, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 62, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 109, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 73, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 44, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 82, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 115, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 118, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 60, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 54, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 43, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 46, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 71, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Flat 117, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 112, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 16, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 76, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 107, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 77, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 39, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 120, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 13, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 80, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 87, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 30, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 105, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 56, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 42, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 110, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 18, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 12, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 37, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 21, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA

Flat 50, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 9, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 48, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 25, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 55, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 74, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 65, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 7, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 4, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 15, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 122, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 85, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 45, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 94, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 86, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 96, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 68, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 97, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 75, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 1, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
OLLIER SMURTHWAITE ARCHITECTS, 106 Albert Mill, 10 Hulme Hall Road, Manchester, M15 4LY
Flat 27, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 35, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 34, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 111, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB

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
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL