

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145397/LO/2026

Date registered valid: 11 March 2026

Proposal: Listed Building Consent for the installation of secondary glazing.

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: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 15 April 2026

Standard consultations:

Printed: 17 March 2026 Expired: 9 April 2026

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 10 April 2026 Expired:

Press advert

Published: 24 March 2026 Expired: 16 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 proposal seeks Listed Building Consent for the installation of secondary glazing to 6no. windows on the second floor, on the corner elevations facing towards Lower Byrom Street.

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 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.

Significance

In regard to the internal space that this application is relevant to, the second-floor space is significant in its functional layout and illustrative value in relation to the buildings former use but has been divided up by modern partitions and this area represents a small section of this overall space.

The lower part of the attractive timber roof trusses and the multi-paned metal framed windows are visible in the space, both of which are considered to contribute to the significance of the space and the wider building itself.

Impact on Heritage

There are three types of secondary glazing proposed to reflect the varying types of window frames and depth of reveals.

The framing will be fixed proud of the existing window openings, given the limited depth of reveals with a timber batten fixed below the sill to support the secondary glazing system.

For window types 1 and 2, the frames will be fixed to an existing timber bulkhead above the windows which currently spans across windows fronting onto Lower Byrom Street.

Fixings will be located within existing mortar joints subject to results of pull test, therefore reducing the potential level of harm that could be caused by the result of fixings.

The framing of the secondary glazing will align with the existing window framing and proportions, therefore meaning that the existing window framing can still be clearly read. The mirroring of the framing is considered to not lead to a cluttered and incongruous appearance of the secondary glazing when read in conjuncture with the original windows.

There is not doubt that the secondary glazing will result in a visual change to the internal appearance of the space as the frames will extend below the stone sills and stand proud of the brickwork, with some harm arising from fixings into the stone sills. The introduction of these elements will lead to a low level of less than substantial harm.

The secondary windows will retain a recessive appearance as they will sit behind existing vertical brick reveals which project further than the sills, thereby reducing the impact of harm. The proposed grey paint finish will also contribute to this more recessive appearance, which is considered to minimise harm.

There is secondary glazing in place on the opposite side of the New Warehouse at second floor level and so there is a precedent for the introduction of secondary glazing on this floor of the building. Overall, the majority of windows at second floor level and across all levels of the New Warehouse will remain unobscured by secondary glazing.

In order to alleviate concerns about and mitigate harm caused, the City Council have attached concerns for a sample of the window, for manufacturers window specification, and for final fixing details.

Overall, the works would constitute a low level of less than substantial harm, due to the introduction of a visual change to the window in the space and due to the fixings into historic fabric.

On the basis of the proposed works would be consistent with Places for Everyone policies JP-Strat2, JP-P1 and JP-P2, Core Strategy policies SP1, DM1 and EN3, UDP policy DC19, and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment).

In accordance with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposed works are considered to preserve the building, its setting, and any features of special architectural or historic interest which it possesses and as the works are internal and not external, have had no impact upon and therefore preserved the character and appearance of the conservation area.

Public benefits

As less than substantial harm has been identified, paragraph 215 of the NPPF requires evaluation of the development against the public benefits that will be provided.

The secondary glazing will reduce noise intrusion from the museum, Upper Yard, and from Lower Byrom Street, which is vital to ensure that this space continues to operate as a meeting space for external clients.

The secondary glazing will also improve thermal performance, which is considered to be a public benefit, helping to contribute to an overall reduction in carbon emissions.

The existing windows will be repaired as a part of the works, which is considered to be a public benefit, as these windows contribute to the significance of the building and the long term preservation of them to be appreciated by the public is a benefit.

Overall, the public benefits identified are considered to outweigh the less than substantial harm caused by the works.

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 policies 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 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 11 March 2026:

- Location Plan SMGCON-BUT-SI-XX-DR-A-01000-P01
- Proposed Second Floor Plan SMGCON-BUT-SI-02-DR-A-04004-C01
- Proposed Secondary Glazing - Elevations SMGCON-BUT-SI-XX-DR-A-31000-T01
- Proposed Secondary Glazing Detail Types SMGCON-BUT-SI-XX-DR-A-31001-T01
- Design & Access Statement
- 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 DC19 of the Unitary Development Plan for Manchester.

3) Notwithstanding the details as set out in condition 2 above, prior to the installation of the secondary glazing, a manufacturers specification of the secondary glazing shall be submitted to and approved in writing by the City Council as the Local Planning Authority. The approved details shall then be implemented as part of the development.

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) Notwithstanding the details as set out in condition 2 above, prior to the installation of the secondary glazing, a detailed schedule of works for the repair of the existing windows that the secondary glazing shall covering, shall be submitted to and approved in writing by the City Council as the Local Planning Authority. The approved details shall then be implemented as part of the development.

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.

5) Notwithstanding the details as set out in condition 2 above, prior to the installation of the secondary glazing, the full and final details of the fixings shall be submitted to and approved in writing by the City Council as the Local Planning Authority. The approved details shall then be implemented as part of the development.

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 - 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 - Castlefield Conservation Area 1979

Area Team Boundary - Name: CENTRAL