MANCHESTER CITY COUNCIL

# Planning

# Delegated Officer Report

## Summary of application details

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| **Application reference:** | 145410/LO/2026 |
| **Application type:** | Listed building consent (Alt/Ext) |
| **Proposal:** | Listed Building Consent for installation of 4no louvres to Rochdale Canal elevation and internal alterations to facilitate office use. |
| **Site address:** | Lower Ground and Ground Floor Broadhurst House 56 Oxford Street Manchester M1 6EU |
| **Ward(s):** | Deansgate |
| **Date application valid:** | 12 June 2026 |
| **Applicant name:** | Claire Howard |
| **Agent (if any):** | Mr Stephen Last |
| **Case officer:** | Michael Pearson |
| **Recommendation:** | Approve |
| **Date of recommendation:** | 28/07/2026 |

## Description of site, building and/or area

The application relates to the modernist eight storey, with basement, extension to the Grade II* listed Churchgate House, also known as the Tootal Buildings and Broadhurst House. The application property is a former Victorian warehouse completed with a brilliantly ornate Baroque styled façade with red brick. The property is in use as offices (Class E) and features a number of original features of high significance, including a memorial to those that died during the Great War 1914-1918. The mid-20$^{th}$ century extension features a largely glazed façade to the Rochdale Canal and is completed in brick and tiling. Said extension connects Churchgate House to the neighbouring Grade II listed Lee House.

The neighbouring area forms the heart of Manchester City Centre, with the site lying to the west of Oxford Road, to the south of St Peters Square and north of the Rochdale Canal. Neighbouring built development ranges significantly in age and design, with the height of properties in the locality ranging from three to eight storeys. Neighbouring properties are in a variety of commercial uses, mainly consisting of offices (Class E), food retail units (Class E) and drinking establishments (Sui Generis). A number of listed buildings neighbour the application site, with the Grade II listed Canada House located to the north along Chepstow Street, the Grade II listed Lee House to the west and the Grade II listed St James Building to the east.

## Description of development

The application seeks listed building consent for the installation of louvres to Rochdale Canal elevation and internal alterations to facilitate an office use.

Externally, the proposal would see the removal of an existing louvre at basement level on the property's canal elevation, with glazing then being reinstated. Four new louvres would then be installed along the same elevation at basement level that would then be covered by decorative screens. Two existing louvres set within brickwork on the same elevation and would be replaced with new masonry units of the same dimensions as that currently installed.

Internally, the proposals would see the internal subdivision of the basement and ground floor space to provide meeting rooms. No partitions would abut or cut across the property's windows. M&E would be left exposed and run through the space from the aforementioned louvres to a plant area located within the adjacent Lee House.

## Relevant planning history

145664/LO/2026 - Listed Building Consent for installation of internal air condenser units and associated trunking to basement – Application under consideration.

145409/FO/2026 - Change of Use from Class F1 (Education) to Class E (Office) with installation of 4no louvres to Rochdale Canal elevation – Application under consideration.

## Consultation, notification and publicity responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Historic England – No objection.

## Relevant policies

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-Stat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- 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 EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- 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
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)
- Chapter 12 – Achieving well-designed and beautiful places

- Chapter 16 – Conserving 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.

**Other Legislative Requirements**
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.

## Assessment

Churchgate House/Broadhurst House, a former textiles warehouse, dating from 1898, is a five storey building, with basement and attic. The property is steel framed and derives its significance from its impressive terracotta and brick façade. The property features a modernist eight storey extension to its rear. Said extension is listed via attachment though offers little toward the asset's significance. Notwithstanding this, the aforementioned extension provided a visual cohesion between Broadhurst House and Lee House, and features a largely uninterrupted glazed and tiled façade that has its own design merits. Internally, the openness of said extension's floor plan can still be appreciated.

The proposals if implemented would see the removal of an existing louvre, and the introduction of four new louvres and two replacement louvres. It is acknowledged that the net increase of three louvres on the property's canal elevation would interrupt the property's glazed façade, thereby detracting from its architectural merits. The submission has been accompanied by an options appraisal that confirms that ventilating the basement space via the property's courtyard would be more harmful, requiring penetrations to be made through the property's floorplate, and the ventilation through Lee House is not possible due to poor air quality, with its basement being in use as a car park. Notwithstanding this, said louvres would be obscured from view by decorative screens that would lessen the proposal's visual impact. Despite this impact being lessened, it is considered that the external alterations would encounter a low level of less than substantial harm to be caused to the significance of the listed building.

The proposed internal alterations would see the sub-division of the basement and ground floor of the application site, though the openness of the floor plan would still be able to be largely appreciated. It is also noted that the introduction of M&E within said floors would add an element of visual clutter within the space that would slightly detract from the significance of the space. The proposed internal alterations are considered would encounter a very low level of less than substantial harm to be caused to the significance of the listed building.

Th public benefits that would be delivered should the proposals be implemented would be the provision of high quality office space and the associated economic benefits, and the continued occupation of the application site, thereby securing the listed building's longevity.

## Conclusion

In line with the above, it is acknowledged that a very low amount of less than substantial harm would be caused to the significance of the listed building. Notwithstanding this, it is considered there would be sufficient public generated through the implementation of the proposal that would outweigh the recognised harm, this being the provision of high-quality modern office space securing and the economic and social benefits that would be generated via its provision. Therefore, the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 in relation to preservation, and accord with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC2, EC3, CC1, CC9, EN3, and DM1, Saved Unitary Development Plan Policies DC19 and DC26, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

**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

**Conditions attached to this decision**

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:

   - LHO-SEV-XX-XX-DR-A-01001-Rev P01: Site Location Plan Listed Building Consent (Churchgate House only 145410/LO/2026 (Received 28/05/2026)
   - 6486-KGA-00-00-DR-M-0900 Rev P02: Ground Floor Proposed Drainage Services Layout
   - 6486-KGA-00-B1-DR-M-0901 Rev P02: Basement Proposed Drainage Services Layout
   - LHO-SEV-XX-XX-DR-A-00120 Rev P03: Rochdale Canalside Elevation (Received 24/07/2026)

- P9137 003: Proposed Wider Context Building Plan Level 00
- P9317 004: Proposed Wider Context Building Plan Level -01
- P9137 005 Rev A: Proposed GA Level 00 (Received 11/03/2026)
- P9137 006 Rev A: Proposed GA Level -01 (Received 11/03/2026)
- P9137 007: Demo GA Level 00
- P9137 008: Demo GA Level -01
- P9137 009: Proposed GA Level 00
- P9137 010: Proposed GA Level -01
- P9137 011: Ceiling Details Level 00
- P9137 012: Ceiling Details Level -01
- P9137 013: Proposed Exit Routes Level -01
- P9137 015 Rev A: Proposed Cross Section A & B Level 00 & Level -01 (Received 24/07/2026)
- P9137 017: Existing and Proposed Elevation C
- P9137 018: Existing and Proposed Elevation D
- P9317 019 Rev A: Existing and Proposed Elevation E (Received 24/07/2026)
- P9317 020: Existing and Proposed Elevation F
- P9137 021: Existing and Proposed Elevation G and H
- P9317 025 Rev A: Proposed Louvre Cross Section Level 00 & Level -01(Received 24/07/2026)
- P9137 031: Existing and Proposed Elevations A and B
- P9137 033: Proposed Exit Routes Level -01 (Received 11/03/2026)
- 6485-KGA-00-00-DR-ME-0102 Rev P01: Ground Floor Mechanical & Electrical Services (Received 12/06/2026)
- 6485-KGA-00-B1-DR-ME-0103 Rev P01: Basement Level Mechanical & Electrical Services (Received 12/06/2026)
- Heritage Statement (Prepared by Seven; Reference number LHO-SEV-XX-XX-RP-A-09101 Rev P03; Received 12/06/2026)
- Technical Communication – Subject Ventilation Louvre Options Appraisal and Justification (Prepared by Seven; Dated 09/07/2026; Received 10/07/2026)

Received by the City Council as Local Planning Authority on 10/04/2026, unless specified otherwise.

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.