



Planning

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Manchester M60 2LA

Application for listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	
Postcode	SK9 3HW
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Stephen Vant / Alan Ross
Surname	shedkm
Company name	
Address line 1	shedkm, Tempest
Address line 2	12 Tithebarn Street
Address line 3	
Town/city	Liverpool
Country	
Postcode	L2 2DT
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

- Installation of new internal partitions to subdivide the unit into 3 smaller commercial spaces.
- Subdivision of incoming services to serve additional unit.
- Internal fit-out works into a cafe/bar establishment.
- Installation of external signage
- Adaptation of 1no. window to Little David Street.

Has the development or work already been started without consent?

☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

Conversion of Minto & Turner and Minshull House buildings into 58 residential apartments with commercial use to ground and lower ground floors. Planning Permission ref no. 115570/FO/2017
Listed Building Consent ref no. 115571/LO/2017

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

- a) works to the interior of the building? ☒ Yes ☐ No
- b) works to the exterior of the building? ☒ Yes ☐ No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Proposals include the installation of subdividing walls to the ground floor commercial unit to 3no. smaller commercial units. Subdividing partitions to be of metal stud and plasterboard construction. New wall finishes/panels/tiles (as described in the materials section of this form) are to proposed to new subdividing walls only. Exposed brickwork to be left as existing. New floor finishes and plasterboard bulkheads to be installed.

Associated MEP fit out to supplement cafe/bar use to be installed; care being taken to direct routes around existing brickwork and limit any penetrations. Duct work to be installed for kitchen ventilation to be routed to connect into pre-installed duct work with dedicated service risers.

Signage works proposed externally, include application of signage to pre-installed aluminium canopy to Little David St, illuminated menu signage to Little David St and facade mounted signage to the garden elevation (to sit within pre-allocated zone agreed with Manchester City Council through main application).

Applicant proposes to adapt the small window to the Little David Street window to deglaze and removed the bottom glazed panel and introduce a low level section of louvres. These are required to provide the fresh air input into the unit. The quantum of the upper level louvres are utilised for air extraction from the WC and other areas. The proposal ensures that the colour and type of the new louvre blades will exactly match that of the existing to aid site cohesion.

The additional louvres are a necessary addition, as there is no other route available for fresh air input into the unit. There are no louvres available on the garden courtyard elevation, and the main riser is completely dedicated to kitchen extraction. The lower portion (only) of the louvres has the air input duct directly behind, and is the minimum of 1m away from the upper louvres. This meets the legal requirement to avoid input and extract being too close together, creating a 'short circuit' in the extraction system.

Heritage impact of the works to the Listed Building has is considered to be minimal, with the applicant taking care with their proposals to leave the existing fabric largely untouched. Design proposals detailed in this application create no adverse harm to the Listed Buildings and any will benefit the local area by bringing this commercial unit into occupation.

The above description/statement should be read in conjunction with the following submitted documents:

- M852 GNP Design Statement
- Drg. 010 - Proposed GA Plan

9. Listed Building Alterations

- Drg. 011 - Reflected Ceiling Plan
- Drg. 013 - Proposed Elevations
- Drg. 014 - Proposed Elevation B
- Drg 015 - Proposed Internal Elevations

10. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Internal Walls	Existing red brick masonry perimeter walls and internal partitions	No additional finishes proposed to existing masonry walls. New materials and finishes proposed to new subdividing walls as follows: light matt grey tiling, quarry tiling (brick brown), frameless mirror panels, formica hygienic wall cladding (dark/hunter green).
Floors	Concrete slab with liquid applied membrane	Ketley Brick Brown Brindle Quarry tiles
Ceilings	Unpainted plasterboard.	Painted finish - dark grey (RAL 7021)
Windows	Aluminium framed window with aluminium louvre to head of opening. Frames and louvres powder coated (RAL 7021).	Additional louvered panel proposed to base of existing window. Powder coated RAL 7021 to match.

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please also reference the following submitted documents:

- M852 GNP Design Statement
- Drg. 010 - Proposed GA Plan
- Drg. 011 - Reflected Ceiling Plan
- Drg. 013 - Proposed Elevations
- Drg. 014 - Proposed Elevation B
- Drg 015 - Proposed Internal Elevations

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☐ The applicant
- ☒ Other person

If Other has been selected, please provide contact details:

Contact name:

Title

First name

12. Site Visit

Surname	
Telephone number	
Email address	

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

15. Certificates

1	
Name of Owner	
Number	
Suffix	
House Name	
Address line 1	14-16 Avenue Pasteur
Address line 2	
Town/city	Luxembourg
Postcode	L-2310
Date notice served	24/01/2022

Person role

☒ The applicant

☐ The agent

Title	
First name	Neil
Surname	Broomfield
Declaration date (DD/MM/YYYY)	21/01/2022

☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	24/01/2022
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