

**Planning**

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
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 (as amended)****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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

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

Applicant Details

Name/Company

Title

Manchester City Council

First name

Surname

Capital Programmes & Procurement

Company Name

Manchester City Council , Corporate Core Directorate

Address

Address line 1

Manchester City Council,

Address line 2

Capital Programmes & Procurement,

Address line 3

PO Box 532 Town Hall

Town/City

Manchester

Country

England

Postcode

M60 2LA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Heaton Park Farm Centre - The proposed works include the following:

- Removing existing slate roof coverings, underlay and battens to Roof Area No.2 and No.12 and set aside for re-use. To re-roof the two roof areas completely, including supplying new Natural Cumbrian slates to accommodate increase in head-lap;
- Fitting new treated battens;
- Laying new vapour permeable underfelt;
- Installing sheep's wool insulation;
- Replacing all lead flashings;
- Install 'Permavent' Easy Slate Strips to improve ventilation;
- Replace lead flashing to ridges of Roof Areas 5, 6, 7 and 8;
- Existing timber / cast iron eaves gutters to multiple roof areas to be replaced;
- Carrying out joinery repairs to the roof structure where required;
- Replacing rotted section of barge boarding and decoration;
- Joinery repairs to windows, doors and timber features;
- Re-decoration works
- Erection of all associated access equipment / protection to carry out the works in a safe manner.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

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

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

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
- ☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☐ Yes
- ☒ No

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

Type:

Roof covering

Existing materials and finishes:

Existing roof coverings are a mixture of Westmoorland Green Slate and Cumbrian Blue / Grey Slate.

Proposed materials and finishes:

Existing slate coverings will be salvaged for re-use and where new slate are required to make up shortages, new Cumbrian Blue / Grey slate will be used or similar approved by Conservation Officer.

Type:

Windows

Existing materials and finishes:

Timber vertically sliding sash windows

Proposed materials and finishes:

Existing timber windows will have rotted members repaired as follows: New cills will be replaced in Oak, Where splice repairs are required to window members they will be carried out with a good quality softwood, similar in species and moisture content. Where repairs are small in nature a resin consolidant will be used, comprising a two part epoxy resin.

Type:

External doors

Existing materials and finishes:

Timber

Proposed materials and finishes:

Existing timber doors will be repaired with new treated softwood members, species and moisture content to match existing. Where new doors are required they will be replaced in treated softwood, pattern and profile to match existing.

Type:

Rainwater goods

Existing materials and finishes:

Timber lead lined gutters and cast iron.

Proposed materials and finishes:

Existing rotten timber gutters will be replaced in Oak with a new lead lining. Profile & section to match existing. Existing defective cast iron guttering & downspouts shall be replaced with new cast iron, section, size and pattern to match existing.

Are you supplying 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

See following drawing No's:

MCC B01 01 DR B 001S3 - Location Plan

MCC B01 R1 DR B 010S3 - Proposed Works to Rainwater Goods

MCC B01 R1 DR B 011S3 - Proposed Works to Roof

MCC B01 R1 DR B 012S3 - Proposed Joinery Works - Ground Floor

MCC B01 R1 DR B 013S3 - Proposed Joinery Works - First Floor

MCC B01 R1 DR B 014S3 - Proposed Repairs to Stables

AMP44649 - Heritage Statement - Heaton Park Farm Centre

Statement of Significance - Heaton Park Stables & Farm

AMP44649 - Design & Access Statement

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Heaton Park Farm Centre - External Repair Works

Date (must be pre-application submission)

13/08/2021

Details of the pre-application advice received

Discussed the proposed works, in particular the slate roof coverings.

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.

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?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Anthony

Surname

Johnson

Declaration Date

13/05/2022

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Anthony Johnson

Date

13/05/2022