

**Planning**

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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

Mister

First name

Ruben

Surname

Sesmero Blanco

Company Name

Santander UK

Address

Address line 1

Santander House

Address line 2

201 Grafton Gate East

Address line 3

Town/City

Milton Keynes

Country

United Kingdom

Postcode

MK9 1AN

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Listed building consent:

- Internal refurbishment.
- Shop front refurbishment including installation of an additional external ATM, removal of existing postbox and existing merchandising units.
- Installation of new internal digital media.

Advertisement consent:

- Internal installation of new 1x 55" (Portrait) TV screen, depicting various Santander Advertisements/promotions.
- New externally illuminated hanging sign.
- New individual built up flat aluminium letters and logo. Finished to match Santander red RAL 3020.

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

Advert consent. Reference: PP-11172387

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

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).

Santander Manchester CS - proposed works.pdf
Manchester 34CS-SI-EL-EX-PR
Manchester CS (28-34)-Existing FF
Manchester CS (28-34)-Existing GF
Manchester CS_FF_GA
Manchester CS_GF_GA
Manchester CS (28-34)-Proposed RCP-FF
Manchester CS (28-34)-Proposed RCP-GF
Cross-HVAC-GF-01-Option 1
Cross-HVAC-FF-02-Option 1

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: Internal walls Existing materials and finishes: Stud partitions Proposed materials and finishes: Stud partitions
Type: Ceilings Existing materials and finishes: Ground Floor plasterboard ceiling. First Floor Existing ceilings made of plasterboard rafts Proposed materials and finishes: Ground Floor plasterboard ceiling to be removed; existing structure and services to be left exposed and sprayed. Baffles acoustic system to be installed above waiting area. First Floor ceilings to remain exposed and new acoustic baffles to be installed. Existing cornice details to remain exposed around the perimeter.

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

Santander Manchester CS - proposed works.pdf Manchester 34CS-SI-EL-EX-PR Manchester CS (28-34)-Existing FF Manchester CS (28-34)-Existing GF Manchester CS_FF_GA Manchester CS_GF_GA Manchester CS (28-34)-Proposed RCP-FF Manchester CS (28-34)-Proposed RCP-GF Cross-HVAC-GF-01-Option 1 Cross-HVAC-FF-02-Option 1

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Replacement signage scheme is acceptable in principle. Maximum width of projecting signs is 30mm. If signs are to be halo lit, no visible wires and use existing fixing holes etc. Brightness needs to be agreed.

Please can you provide some more information regarding the digital screens. Will these be static displays etc.?

We are generally accepting of the proposed changes to the ground floor, subject to full and final details.

More research is required to first floor level as to which walls are original and which non-original. We would not accept removal of any solid, original walls. There needs to be a heritage assessment of the existing building to understand its significance and original configuration and this should inform the proposals

We would welcome the removal of rafts and encourage all/as many rafts as possible to be removed.

More details required as to partitions and how these will interact with the windows.

We would encourage the opening up of the first floor to show as much of the original/restored cornicing as possible. This includes when considering the partitions to meetings rooms at first floor. We will need full details of any interfaces with existing fabric.

Rear W.C. needs reconfiguring to remove the partition from in front of the window

Additional drawings were sent on 18/01/2022 from Santander Design team to the planning officer.

Final feedback from the planning officer received on 19/01/2022.

<<Thank you for your email and the update. It appears that all our comments have been taken on board and thank you for providing plans/confirmation. It appears as though that we are now at a stage where we can proceed to the relevant applications. I see that further details will be made available at application stage as per your points below.>>

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

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

First Name

Surname

Declaration Date

☒ 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

Date