MANCHESTER CITY COUNCIL

Planning
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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

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	52-54 Marlsbro House
Address line 1	Newton Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M1 1ED

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

Easting (x)	384686
Northing (y)	398405

Description

2. Applicant Details

Title	Boohoo Limited
First name	Joe
Surname	Campbell
Company name	Boohoo Limited
Address line 1	49-51 Dale Street
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	United Kingdom
Postcode	

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Miss
First name	victoria
Surname	Webster
Company name	Boohoo Limited
Address line 1	Donald Insall
Address line 2	12
Address line 3	
Town/city	London
Country	United Kingdom
Postcode	W1G 7AB
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):

Soft strip of basement and third floors in advance of asbestos removal

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)?

- ( ) Don't know
- ( ) Grade I
- ( ) Grade II*
- (•) Grade II

5. Listed Building Grading

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

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).

Removal of modern partitions, suspended ceilings, sprinkler pipework - described in full in the accompanying drawings and statements.

10. Materials

Does the proposed development require any materials to be used? ○ Yes ◉ No

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

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

13. Pre-application Advice

efficiently):

Officer name:

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

19/05/2021

Details of the pre-application advice received

Quoted: I have now discussed this with Paul. In broad terms our view is that this this is an unusual building in that some of the 1960's work such as the checkerboard render may itself have some aesthetic heritage value associated with it being a recognisable / familiar landmark in the NQ. It also has some cultural significance and heritage value as part of the Manchester music scene as identified in the heritage statement.

Normally a soft strip would be straightforward striping away modern non-original fabric to reveal the original building, however in this case we need to understand exactly how important some of the subdivision into studios is as this has been identified as having some relevance and some heritage value. It's not the main reason for listing but it is still some part of it's significance. There is also reference to the interior being of little or no significance 'little' isn't 'no' so again we need to find out more before we can agree anything

Do we know if the modern partitioning was put in place when the building was active as studios for some of the key bands and music that came out of the late 20th Century Manchester music scene and as result could they have some intangible Heritage value?

Currently we are considering if this needs to be tested through the LBC process.

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 A - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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	Joe
Surname	Campbell
Declaration date (DD/MM/YYYY)	10/08/2021

☑ 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)	14/08/2021