

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	3
Suffix	
Property name	Canada House
Address line 1	Chepstow Steet
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M1 5FW
Description of site location must be completed if postcode is not known:	
Easting (x)	383937
Northing (y)	397682
Description	

Canada House is a Grade II Listed Building designed in 1904-5, by William G. Higginbottom for J.S. Booth & Others Ltd. The building is situated in Manchester City Centre off Chepstow Street. The packing warehouse consists of a cast-iron frame structure with a steel truss roof. The North, South and West Elevations are clad with buff glazed terracotta (roof concealed). Art Nouveau style.

2. Applicant Details

Title	Mr
First name	Samuel
Surname	Lawson
Company name	Kinrise Limited
Address line 1	7 Portland Mews
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	United Kingdom
Postcode	W1F 8JQ
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	Nicola
Surname	Woods
Company name	OBI Property Limited
Address line 1	80 Mosley Street
Address line 2	
Address line 3	
Town/city	MANCHESTER
Country	United Kingdom
Postcode	M2 3FX
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):

Listed building consent is required for the Internal suite refurbishment. The works comprise the removal of a number of the existing non-original partitions, suspended ceilings and carpet floor finishes. This is to open up the suite and expose all original features, cornices and ceilings.

- Retention of the existing soffits and features and repair to the cornices along with redecoration.
- Removal of the existing lighting and bulkheads and installation of new lighting, mechanical and electrical installations along with new services bulkheads.
- New decoration to the existing columns, walls, timber work (including skirting/coving) ceilings, containment and pipework.
- New floor coverings.
- New partitions proposed are either glazed or dry lined.
- New mechanical and electrical installations

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:

The whole building was refurbished in 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

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
Floors	Blue Carpet	Grey Carpet
External Walls	Painted - white	Painted - off white 'wevet matt'
Ceilings	Suspending plasterboard ceiling painted white - Level as existing beams	Plasterboard sofit painted 'wevet matt' - Level above existing beams
Internal Walls	Plasterboard walls painted white	Plasterboard walls painted 'wevet white'
Other Columns	Iron columns painted white	Iron columns painted 'downpipe satin'

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

Heritage Statement
Plant Noise egress assessment
Design Access Statement 2021
Randall Thorpe 3rd floor - Sheet - 00_300 - 3FL Feasibility Layout
Randall Thorpe 3rd floor - Sheet - 01_300 - 3FL Existing Layout
Randall Thorpe 3rd floor - Sheet - 01_301 - 3FL Existing RCP
Randall Thorpe 3rd floor - Sheet - 10_300 - 3FL Proposed GA
Randall Thorpe 3rd floor - Sheet - 11_300 - 3FL Demolition
Randall Thorpe 3rd floor - Sheet - 12_000 - Sections Sheet 1
Randall Thorpe 3rd floor - Sheet - 12_001 - Sections Sheet 2

10. Materials

Randall Thorpe 3rd floor - Sheet - 12_002 - Sections Sheet 3
Randall Thorpe 3rd floor - Sheet - 14_300 - 3FL Proposed Ceiling
Randall Thorpe 3rd floor - Sheet - 15_300 - 3FL Raised Access Floors
Randall Thorpe 3rd floor - Sheet - 16_300 - 3FL Wall Types
Randall Thorpe 3rd floor - Sheet - 17_300 - 3FL Floor Finishes
Randall Thorpe 3rd floor - Sheet - 18_300 - 3FL Decoration Layout
Randall Thorpe 3rd floor - Sheet - 31_300 - 3FL Door Location Layout
Randall Thorpe 3rd floor - Sheet - 34_300 - 3FL Joinery
Randall Thorpe 3rd floor - Sheet - 36_001 - Standard Details - Partitions 1
Randall Thorpe 3rd floor - Sheet - 36_002 - Standard Details - Partitions 2
Randall Thorpe 3rd floor - Sheet - 36_003 - Standard Details - Wall Linings
Randall Thorpe 3rd floor - Sheet - 36_004 - Standard Details - Ceilings
Randall Thorpe 3rd floor - Sheet - 36_005 - Standard Details - RAF & Ramps
Randall Thorpe 3rd floor - Sheet - 36_006 - Standard Details - Typical Abutments

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

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

Surname

Declaration date (DD/MM/YYYY)

15. Certificates

☒ 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)

11/06/2021