



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	Wythenshawe Hall
Address line 1	Wythenshawe Park
Address line 2	Nathans Road
Address line 3	
Town/city	Manchester
Postcode	M23 0AB
Description of site location must be completed if postcode is not known:	
Easting (x)	381605
Northing (y)	389835
Description	

Wythenshawe Hall is a Grade II* Listed Building which is located within Wythenshawe Park. The park is set in 109 hectares of open parkland in South Manchester, with historic woodlands, open grasslands and meadows.

2. Applicant Details

Title	Mr
First name	Anthony
Surname	Johnson
Company name	Manchester City Council
Address line 1	Manchester City Council
Address line 2	Level 8, Town Hall Extension,
Address line 3	Lloyd Street,
Town/city	Manchester

2. Applicant Details

Country	England
Postcode	M2 5HD
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Anthony
Surname	Johnson
Company name	Manchester City Council
Address line 1	Level 8 Town Hall Extension
Address line 2	Lloyd Street
Address line 3	
Town/city	Manchester
Country	England
Postcode	M602LA
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):

The areas within the building which the Council wishes to bring back into use, are in a dilapidated condition and are in need of refurbishment / upgrade before re-occupation can occur. Also, external works are required to improve security and improve Broadband Services. The areas which form part of the proposed works comprise:

Ground Floor Internal Areas
Tenant Hall / Suite A0/36, A0/37, Bar Area A0/35, Circulation Area's A0/30 & A0/35a, Female W.C. A0/31 and Male W.C. & Lobby A0/33.
First Floor Internal Areas
Office Area A1/12, Break Out Area A1/18, Kitchen Area A1/17 and W.C. Area's A1/03 and A1/04.

External Areas
Mesh security grilles are to be fitted to two first floor windows on the rear elevation of Wythenshawe Hall, to match the existing security grilles already in place. Also, to a bay window to A0/37 on the ground floor front elevation.
A new service trench and ducting shall be formed within the parkland from Wythenshawe Road to the rear of Wythenshawe Hall to enable a new Broadband Network cable to be installed.

CCTV Services Improvement Works
Temporary emergency works were carried out following the major arson attack in March 2016, to re-establish CCTV coverage on Wythenshawe Hall. This involved fixing CCTV cabling along corridors on the ground floor and through door openings. It is not possible to close doors due to the cables and these need re-cabling and re-routing through the ground floor of the building to a new CCTV room, which will enable doors to function correctly and close to. The CCTV system will also be upgraded as part of the works.

Full details of proposals are contained within drawings accompanying the application for Listed Building Consent.
The proposals include the refurbishment of the following areas: -

4. Description of Proposed Works

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

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).

See drawing no.s
WYH-MCC-XX-XX-DR-A-0010,
WYH-MCC-XX-XX-DR-B-0011,
MCC-B01-01-DR-B-0012
MCC-B01-01-DR-B-0013
MCC-B01-01-DR-B-0014
MCC-B01-01-DR-B-0015
MCC-B01-01-DR-B-0016
MCC-B01-01-DR-B-0017
MCC-B01-01-DR-B-0018
MCC-B01-01-DR-B-0019
MCC-B01-01-DR-B-0020
MCC-B01-01-DR-B-0021
MCC-B01-01-DR-B-0022
MCC-B01-01-DR-B-0023
MCC-B01-01-DR-B-0024
MCC-B01-01-DR-E-0011-S2
MCC-B01-01-DR-E-0012-S2
MCC-ZZ-GF-DR-E-010-S2
MCC-ZZ-GF-DR-E-011-S2

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
External Walls	Lime mortar to external brickwork	Lime mortar to match existing
Ceilings	Painted lime plaster	Painted lime plaster supported on oak laths where required.
Floors	Wooden boarded floors and sheet vinyl	Wooden boarded floors to be repaired and a hard wax oil applied. New sheet vinyl safety flooring to be laid.
Internal Walls	Lime plaster with a paint / papered finish.	Lime plaster repairs to be carried out and Absolute matt emulsion to be applied / new wallpaper coverings.
Internal Doors	Original wooden panelled doors and plywood faced flush doors.	Original wooden doors to have intumescent coating kit to be applied to improve fire performance. Plywood flush door to be replaced with a fire rated panelled door to match existing.
Lighting	Existing spot lights to office area	Spot lights to be replaced with slim surface modular LED 600 x 600 luminaire
Windows	Polycarbonate glazing to windows	Polycarbonate to be removed and replaced with hand drawn glass

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

01 WYH-MCC-XX-XX-DR-A-0010 - Site Location Plan
02 WHY-MCC-XX-XX-DR-B-0011 - Proposed groundworks for new Broadband Network
03 MCC-B01-01-DR-B-0012 - Existing 1st floor layout plan, Areas to be refurbished
04 MCC-B01-01-DR-B-0013 - 1st Floor Office Area A1/12, Proposed Works
05 MCC-B01-01-DR-B-0014 - 1st Floor Break Out Area A1/18, Proposed Works
06 MCC-B01-01-DR-B-0015 - 1st Floor Kitchen Area A1/17, Proposed Works
07 MCC-B01-01-DR-B-0016 - 1st Floor Kitchen Area A1/17, Proposed Kitchen Furniture
08 MCC-B01-01-DR-B-0017 - 1st Floor W.C. Areas A1/03 & 04, Proposed Works
09 MCC-B01-01-DR-B-0018 - Existing Ground Floor Layout Plan, Areas to be Refurbished
10 MCC-B01-01-DR-B-0019 - Ground Floor Tenant Hall/Suite A0/36, Proposed Works
11 MCC-B01-01-DR-B-0020 - Ground Floor Bar Area A0/35, Proposed Works
12 MCC-B01-01-DR-B-0021 - Ground Floor Circulation Areas A0/30 & A0/35a, Proposed Works
13 MCC-B01-01-DR-B-0022 - Ground Floor Female W.C. A0/31, Proposed Works
14 MCC-B01-01-DR-B-0023 - Ground Floor Male W.C. & Lobby A0/33, Proposed Works
15 MCC-B01-01-DR-B-0024 - Ground Floor Room A0/37, Proposed Works
16 MCC-B01-01-DR-E-0011-S2 - First Floor Proposed Lighting
17 MCC-B01-01-DR-E-0012-S2 - First Floor Proposed Power
18 MCC-ZZ-GF-DR-E-0010-S2 - Existing Location of CCTV Cameras
19 MCC-ZZ-GF-DR-E-0011-S2 - Proposed Relocation of CCTV System
20 LP44862 Wythenshawe Hall Specification for Refurbishment Works
21 LP44862 Heritage Statement Wythenshawe Hall

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 efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

16/11/2020

Details of the pre-application advice received

Meeting held on site to discuss the works and comments on proposals received via email.

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?

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

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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	Mr
First name	Anthony
Surname	Johnson
Declaration date (DD/MM/YYYY)	19/03/2021

☒ 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. ☒

16. Declaration

Date (cannot be pre-application)

19/03/2021