MANCHESTER CITY COUNCIL
Planning
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planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
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	Mawlawi Kurdish Cultural Centre
Address line 1	Parsonage Street
Address line 2	Hulme
Address line 3	
Town/city	Manchester
Postcode	M15 5WD

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

Easting (x)	383375
Northing (y)	396043

Description

2. Applicant Details

Title	Dr
First name	Kamiran
Surname	Dizayee
Company name	Mawlawi Kurdish Cultural Centre.
Address line 1	Mawlawi Kurdish Cultural Centre,
Address line 2	Parsonage Street
Address line 3	Hulme
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M15 5WD

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	M Ahmad
Surname	Iqbal
Company name	TH3M Architects
Address line 1	Phoenix House
Address line 2	96 Blacker Road
Address line 3	
Town/city	Huddersfield
Country	
Postcode	HD1 5HN
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Introduction of single storey extension, independent mezzanine structure with associated material alterations.

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building ○ Yes ◉ No

b) Demolition of a building within the curtilage of the listed building ○ Yes ◉ No

c) Demolition of a part of the listed building ◉ Yes ○ No

If the answer to c) is Yes

What is the total volume of the listed building?
Cubic metres: 1795.00

What is the volume of the part to be demolished?
Cubic metres: 111.50

What was the date (approximately) of the erection of the part to be removed?

Month: 1

Year: 1970

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

'C20 flat-roofed addition to the left of the porch' - extract from designation record for the heritage asset.

Certain additions made over time have adversely affected both its appearance and its historical fabric. For example, the extensions to the east and west of the building are considered to be of negative value. Although they have provided additional space, they have not contributed to the integrity of the existing structure or its fabric.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

This is due to the design of these extensions not being sympathetic to the building's style or language. The extensions currently detract from the existing building, obscuring and harming the elevational appearance, also disrupting the original plan form of the MKCC. The materials and poor detailing of the earlier extensions are harmful the existing structure, both visually and physically. Therefore, it would be of benefit to remove and replace these elements in order reinstate the building's character, fabric and original appearance.

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ○ Yes ◉ No

8. 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

8. Listed Building Alterations

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).

T-0230-2-0101 Location Plan;
T-0230-2-0007 Existing Site Plan;
T-0230-2-0003 Existing Floor Plans;
T-0230-2-0004 Existing Elevations;

T-0230-2-0005 Demolition Plans;
T-0230-2-0006 Demolition Elevations;

T-0230-2-0100 Proposed Site Plan;
T-0230-2-0200 Proposed Ground Floor Plan;
T-0230-2-0201 Proposed First Floor Plan;
T-0230-2-0202 Proposed Second Floor Plan;
T-0230-2-0210 Proposed Elevations;
T-0230-2-0206 Proposed Extension Layout;
T-0230-2-0220 Proposed Sections;

T-0230-Project Appraisal/ Design Brochure;
Statement of Significance and Heritage Impact Assessment (May 2020);
Combined Transport Statement and Travel Plan Framework (March 2020).

9. 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	Refer to application drawing(s).	Refer to application drawing(s).
Roof covering	Refer to application drawing(s).	Refer to application drawing(s).
Chimney	Refer to application drawing(s).	Refer to application drawing(s).
Windows	Refer to application drawing(s).	Refer to application drawing(s).
External Doors	Refer to application drawing(s).	Refer to application drawing(s).
Ceilings	Refer to application drawing(s).	Refer to application drawing(s).
Internal Walls	Refer to application drawing(s).	Refer to application drawing(s).
Floors	Refer to application drawing(s).	Refer to application drawing(s).
Internal Doors	Refer to application drawing(s).	Refer to application drawing(s).
Rainwater goods	Refer to application drawing(s).	Refer to application drawing(s).
Boundary treatments (e.g. fences, walls)	Refer to application drawing(s).	Refer to application drawing(s).
Vehicle access and hard standing	Refer to application drawing(s).	Refer to application drawing(s).

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

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T-0230-2-0007 Existing Site Plan;
T-0230-2-0003 Existing Floor Plans;
T-0230-2-0004 Existing Elevations;

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T-0230-2-0206 Proposed Extension Layout;

9. Materials

T-0230-2-0220 Proposed Sections;

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10. Site Area

What is the measurement of the site area? (numeric characters only). 1390.00

Unit Sq. metres

11. Existing Use

Please describe the current use of the site

Community Centre F2(b)/ Place of Worship F1(f)

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ○ Yes ◉ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains Sewer
- [ ] Septic Tank
- [ ] Package Treatment plant
- [ ] Cess Pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system

☑ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

b) Designated sites, important habitats or other biodiversity features:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

c) Features of geological conservation importance:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

Refer to application drawing(s),

18. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

19. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses ◉ Yes ○ No

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1 - Non-residential institutions	520	27.5	613	93
Total	520	27.5	613	93

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ◉ Yes ○ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	1
Part-time	3
Total full-time equivalent	2.50

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	
Part-time	
Total full-time equivalent	

22. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ○ Yes ◉ No

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

26. 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

27. 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)

12/03/2019

Details of the pre-application advice received

Please refer to Page 31 of supporting Design Brochure prepared by TH3M Architects.

28. 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?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ○ The applicant
- ◉ The agent

Title	Mr
First name	M Ahmad
Surname	Iqbal
Declaration date	16/09/2020

☑ Declaration made

30. 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)	16/09/2020