MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
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	13
Suffix	
Property name	
Address line 1	St John Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M3 4DQ

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

Easting (x)	383410
Northing (y)	397906

Description

2. Applicant Details

Title	Mr
First name	Nilesh
Surname	Bhatt
Company name	
Address line 1	705
Address line 2	18 Leftbank
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M3 3AJ
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mrs
First name	Victoria Jane
Surname	Saunders
Company name	Bernard Taylor Partnership Ltd
Address line 1	Elizabeth House
Address line 2	486 Didsbury Road
Address line 3	Heaton Mersey
Town/city	Stockport
Country	England
Postcode	SK4 3BS
Primary number	01614431221
Secondary number	
Fax number	
Email	vicky@bernardtaylor.co.uk

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.

Minor internal and external alterations and repairs and new conservatory

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. 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

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).

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, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

External Walls	
Please provide a description of existing materials and finishes:	Red bricks
Please provide a description of proposed materials and finishes:	To match existing

Roof covering	
Please provide a description of existing materials and finishes:	Blue Slates rough
Please provide a description of proposed materials and finishes:	To match existing

Are you supplying additional information on submitted plan(s)/design and access statement: ◉ Yes ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

9. Materials

Plans and schedules

10. Site Area

What is the measurement of the site area? (numeric characters only). 100

Unit sq.metres

11. Existing Use

Please describe the current use of the site

Offices

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

Is vehicle parking relevant to this proposal? ○ 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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Existing Connection

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency 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

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

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? (•) Yes ( ) No

Please select the proposed housing categories that are relevant to your proposal.

- [x] Market
- [ ] Social
- [ ] Intermediate
- [ ] Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	1	0	1
Total	0	0	0	1	0	1

Please select the existing housing categories that are relevant to your proposal.

- [ ] Market
- [ ] Social
- [ ] Intermediate
- [ ] Key Worker

Total proposed residential units	1
Total existing residential units	0

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

If you have answered Yes to the question above please add details in the following table:

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)
B1 (a) - Office (other than A2)	220	220	0	-220
Total	220	220	0	-220

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

21. Employment

Will the proposed development require the employment of any staff? ( ) Yes (•) No

22. Hours of Opening

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

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

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	Paul
Surname	Mason
Reference	

Date (Must be pre-application submission)

24/06/2019

Details of the pre-application advice received

Hi Vicky,

Thanks for your email and phone call earlier. I've had a quick chat with Paul and want to make the following comments about the key issues we discussed:

Basement lightwell
The proposal to remove the non-original staircase and 'cover over' with new glass floor/lightwell is acceptable, on the understanding that you're not proposing to remove more of the vault. The interface with the existing lightwell will need to be carefully considered. We also welcome the propose to retain the 'circular shaft' and expose as a lightwell.

Ground floor windows
We understand your client's aspirations regarding the conservatory area, and the desired flow from the main parts of the house. However, it should be noted that the house was not originally designed as open plan and so whilst this can be accommodated in places, it is not always an appropriate intervention. In this instance, we would continue to resist the removal of the large ground floor window and panelling below from office 2 to the courtyard. The hierarchy of space

27. Pre-application Advice

places this room as more significant than the reception area to the rear and as such we would want the original composition of the room and associated openings to be retained. We could consider the removal of the reception room window, if this was appropriately justified and the harm mitigated. Given the necessity to offset the proposed conservatory, it may well be that the layout of ground floor rooms needs to be reconsidered to meet the balance of preserving and enhancing the heritage asset, with your client's aspirations.

Outbuilding
I struggle to see why the window to this needs to be removed? We are happy for a door to go in, but presumably this could go adjacent to the existing window? So as to negate the need for the removal of original features. Furthermore, the rooflight seems an unnecessary addition given this part of the building is proposed to be used as a bike shelter. Light can be provided by the existing window and internal lighting, the installation of a rooflight to a room proposed for storage is unnecessary.

As I mentioned on the phone, some of the detail you are discussing can be refined throughout the lifetime of the application i.e. internal doors, secondary glazing etc. The principles provided in my email on 14th June should be followed, subject to the above additions. As I'm sure you'll appreciate, having just come back from leave this morning I have a lot of other items to look at, so I likely wont be able to come back to you straight away on further queries, but hopefully the above comments will assist you in the development of the design for the meantime.
Hi Vicky,

Further to our site visit on Thursday 6th June, please see below further comments that should be considered in the design process:

Windows
The proposal initially included the removal of windows and their replacement with double glazed units as they were deemed to be non-original. Following the site visit, it was clear that the windows wer

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 B 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 I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Jeremy Moore
Number	1
Suffix	
House Name	
Address line 1	Hillingdon Road
Address line 2	
Town/city	Manchester
Postcode	M45 7QQ
Date notice served (DD/MM/YYYY)	11/07/2019

Person role

○ The applicant
◉ The agent

29. Ownership Certificates and Agricultural Land Declaration

Title	Mrs
First name	Victoria
Surname	Saunders
Declaration date	11/07/2019

☑ 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)	12/07/2019