MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
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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	184-186 Oddfellows House
Address line 1	Deansgate
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M3 3WB

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

Easting (x)	383551
Northing (y)	398064

Description

2. Applicant Details

Title	Mr
First name	Gavin
Surname	Adair
Company name	Rosa's London Ltd
Address line 1	26 Earlham Street
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	
Postcode	WC2H 9LN
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Mr
First name	Ian
Surname	Goggin
Company name	Gundry and Ducker Architecture
Address line 1	3
Address line 2	Garrick Street
Address line 3	
Town/city	LONDON
Country	
Postcode	WC2E 9BF
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):

Removal existing glazed twin automatic sliding bi-parting doors and replacement with two wooden entrance doors. Relocation of existing external signage. Installation of new menu boards and signage to existing metal portico. Alternations to modern internal partitions and general interior refurbishment.

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).

Refer to drawings PL_01, PL.02, PL.03, PL.04, PL.05, PL.06 and PL.07 for proposed works

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, 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:	Stone
Please provide a description of proposed materials and finishes:	Tinted stone filler to make good former signage fixing holes

External Doors	
Please provide a description of existing materials and finishes:	Powdercoated / anodised aluminium glazed automatic doors
Please provide a description of proposed materials and finishes:	Painted hardwood doors with glazed panels and brass ironmongery

10. Materials

Internal Walls	
Please provide a description of existing materials and finishes:	Paint, Tiling and painted timber cladding
Please provide a description of proposed materials and finishes:	Replacement paint, tiling and painted timber cladding

Ceilings	
Please provide a description of existing materials and finishes:	Painted plaster
Please provide a description of proposed materials and finishes:	Painted plaster

Floors	
Please provide a description of existing materials and finishes:	Tiling, non slip vinyl, modern wooded parquet flooring
Please provide a description of proposed materials and finishes:	Tiles retained. New non slip vinyl. Re-sanded and oiled existing wooded floor.

Windows	
Please provide a description of existing materials and finishes:	Painted timber
Please provide a description of proposed materials and finishes:	Re-decorated timber

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

Refer to drawings PL_01, PL.02, PL.03, PL.04, PL.05, PL.06, PL.07 and Design and Access Statement

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

14. Authority Employee/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 B - Certificate under 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 (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 this application relates.

Owner

1	
Name of Owner	
Number	
Suffix	
House Name	
Address line 1	Banner Cross Hall
Address line 2	
Town/city	Sheffield
Postcode	S11 9PD
Date notice served	30/09/2019

Person role

○ The applicant
◉ The agent

Title	Mr
First name	
Surname	Goggin
Declaration date (DD/MM/YYYY)	30/09/2019

☑ 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)	30/09/2019