MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
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	52
Suffix	
Property name	Rhodesia House
Address line 1	Princess Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M1 6JX

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

Easting (x)	384196
Northing (y)	397765

Description

2. Applicant Details

Title	Mr
First name	Ben
Surname	Wood
Company name	Canada Life Limited
Address line 1	52, Princess Street
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M1 6JX
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	Philip
Surname	Kenny
Company name	Sanderson Weatherall
Address line 1	Sanderson Weatherall
Address line 2	The Chancery
Address line 3	58 Spring Gardens
Town/city	Manchester
Country	
Postcode	M2 2BQ
Primary number	01612597033
Secondary number	
Fax number	
Email	philip.kenny@sw.co.uk

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):

External repairs to brickwork, stonework, leadwork and wooden windows followed by external redecoration including temporary scaffold for access purposes.

Has the development or work already been started without consent? ◉ Yes ○ No

If Yes, please state when the development or work was started (date must be pre-application submission)	29/07/2019

Has the development or work already been completed 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

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:	Red brickwork elevations with lime mortar
Please provide a description of proposed materials and finishes:	Lime mortar for re-pointing and reclaimed red bricks to match the original

Chimney	
Please provide a description of existing materials and finishes:	Red brickwork with lime mortar and pre-cast concrete cappings
Please provide a description of proposed materials and finishes:	Lime mortar for re-pointing/rebuilding and reclaimed red bricks to match the original

Windows	
Please provide a description of existing materials and finishes:	Painted, modern wood framed casement windows with side hung opening sashes and externally beaded double glazed units
Please provide a description of proposed materials and finishes:	Timber sections to match the original, generally glazing beads with some replacement sashes. Oil based paint finishes.

10. Materials

Rainwater goods	
Please provide a description of existing materials and finishes:	Painted, cast iron rainwater down-pipes and hopper heads serving sheet lead-lined concealed gutters
Please provide a description of proposed materials and finishes:	Sheet lead to match the original, with lead wedges and lime mortar where dressed into brickwork. Oil-based paint finish to rainwater goods.

External Doors	
Please provide a description of existing materials and finishes:	Painted wood panel main entrance doors and frames and painted plywood flush faced doors and frames to fire exits
Please provide a description of proposed materials and finishes:	Oil-based paint finishes to match existing

Other type of material (e.g. guttering) Railings and gates	
Please provide a description of existing materials and finishes:	Painted wrought iron railings and modern sheet metal faced, metal framed gates
Please provide a description of proposed materials and finishes:	Oil-based paint finishes

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

Heritage Statement for External Repair Works July 2019

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	Christopher
Surname	Smith
Reference	

Date (Must be pre-application submission)

13. Pre-application Advice

01/04/2019

Details of the pre-application advice received

Following a brief verbal explanation of what works are proposed, the advice was that if the Applicant is carrying out the work "as described" then LBC is not required. The written schedule of work was not provided until the last week in July 2019 and the full extent of work required will not be known until a close inspection can be carried out from the access scaffold. The Planning Officer requires details of the materials and methodologies to be used for prior approval and information regarding the experience of the contractors being employed with heritage buildings.

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	Mr
First name	Philip
Surname	Kenny
Declaration date (DD/MM/YYYY)	01/08/2019

☑ 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)	01/08/2019